

Revised for January 11 Hearing

**COMBINED AND REVISED PLANTATION I AND II DECISION**

**REVISED APPENDIX C**

**Additional Plan Changes**

1. Historically the Board required that all properties being developed shall be identified and shown on the Existing Conditions Plan. With the Modification Application, the Applicant has submitted an updated Existing Conditions Plan with this information. This condition is considered satisfied.
2. Historically the Board required that the following information shall be shown or referenced as applicable on the Record Plan:
  - a. Metes and bounds for U11-10 Lot I, Parcel A, Parcel A-1 and Parcel B-2 shall be shown on the plan;
  - b. Deeds for parcels U11-13-1 and R22-A-B shall be referenced on the Plan.
  - c. All easements required for utility access from Great Road to the Plantation II development from the owners of U11-13-1 shall be shown on the Plan.

With the Modification Application, the Applicant has proposed a different reconfiguration such that all the property for Plantation I and Plantation II be combined into a single Project Lot in single ownership by the Applicant ~~and that~~ including the ~~House Lot be separated into a separate lot~~ single family house. In addition, the Applicant has added additional land to the project. Given that the Applicant proposes that the Project Lot will be in single ownership, there is no longer a need for any utility easements over U11-13-1. The Applicant has addressed the requests above on the ~~Record~~ Updated ANR Plan as applicable to the reconfigured Project Lot ~~and separate House Lot (although that is not the subject of this Decision)~~. Given the inclusion of this additional information on the ~~Record~~ Updated ANR Plan, this condition is considered satisfied.

3. Historically the Board required that a note shall be added to indicate flush curbing around all handicapped accessible parking spaces. With the Modification Application, the Applicant has submitted an updated plan with this information. This condition is considered satisfied.
4. A detail for proposed project signage, in accordance with Section 6.3 of the Zoning Bylaw, shall be added to the Plan.
5. Historically the Board required that the format and location of all signage, including but not limited to Stop signs, No Parking signs, Handicapped Parking signs, Emergency Access, and pedestrian safety shall be shown on the plan with a corresponding detail. With the Modification Application, the Applicant has submitted an updated plan with this information. This condition is considered satisfied.
6. The air chiller, HVAC, and backup generator shall be procured with noise abating enclosures or shielded structures. Planning staff shall be provided cut sheets for the enclosures for each unit with the intent of reducing noise as much as feasible. If enclosures are not available, acoustical barriers

shall be constructed around the units.

7. Signage indicating speed, pedestrian usage and a stop sign at the intersection Johnston Way and Great Road shall be added to the Site Plan. Historically the Board required that a center line stripe and stop sign line shall be added to the Plan. With the Modification Application, the Applicant requested this requirement be waived due to the narrow width of the private drive. [The Board has agreed to waive the requirement for a center line stripe, but keep the requirement for a stop sign line].
8. Historically the Board required that a reference shall be added for the easement/agreement regarding the use of the proposed fire cistern, including how water will be supplied if it is unavailable during construction . Given that the Applicant proposes that the Project Lot will be in single ownership, there is no longer a need for any easement or agreement regarding the fire cistern. The requirement for an easement/agreement is waived. The Board still requires that the Stow Fire Department should be made aware of water availability on a regular basis in accordance with Stow Fire Department Policies.
9. Historically the Board required that the Erosion Control Plan shall be updated to provide detail on erosion and sedimentation control efforts for the pump house and well site's gravel access road on parcel R22-1 A-B. In connection with testing for the wells, the Applicant filed a Notice of Intent with the Planning Department and included the required information. The gravel access road is already installed. This condition is considered satisfied.

#### **Additional Erosion Control Related Conditions**

The Applicant shall provide a copy of the NPDES submission, Stormwater Pollution Prevention Plan (SWPPP), related reports and any plan modifications to the Planning Department. The site contractor shall maintain SWPPP reports as required through the NPDES permit process and provide them upon request to the Planning Department.

Historically, the Board required that prior to commencement of construction, the Plan shall be modified as set forth below. In connection with the Modification Application, the Applicant submitted and updated plan with all the required information. This condition (including all items 1-8 below) is considered satisfied.

1. The Plans shall include a note indicating compliance with NPDES reporting requirements.
2. Prior to the commencement of construction, the Plan shall be modified to include the following notes regarding overall compliance and management:
  - a. Contractors shall comply with the requirements of the Stormwater Pollution Prevention Plan, which is required to be filed prior to construction;
  - b. Erosion Control measures shall be installed and inspected prior to any site disturbance.
  - c. Areas not to be disturbed shall be clearly delineated through flagging, signage;
  - d. There shall be no storage of any kind of pesticides, chemicals, fuels, and other potentially toxic or hazardous materials on site;
  - e. No debris, waste, junk, or rubbish shall be burned or buried on site;

- f. Stumps and other wood debris shall be disposed in accordance with the “Policy on Disposal of Wood Wastes” Published by the Executive Office of Energy and Environmental Affairs;
  - g. The job superintendent shall be responsible for the installation and maintenance of all erosion and sediment control practices.
3. Prior to the commencement of construction, the Plan shall be modified to include the following notes regarding Maintenance and Performance Standards:
- a. Sand, dirt or debris which erodes from the site onto any public street or private property shall be cleaned up. Any silt or other debris that enters any existing drainage system, including catch basin pumps, pipes, lines, manholes and ditches shall be removed;
  - b. All erosion control and sedimentation control measures shall be inspected weekly and after each rainfall in excess of 0.25 inches, including specific checks of the following items:
    - i. Silt fence barriers shall be checked routinely for tears, deterioration or undermining;
    - ii. All seeded areas shall be checked to confirm that a good cover is maintained;
    - iii. All areas on site subject to erosion and sedimentation shall be inspected on a regular basis. All items specified on the plan shall be inspected to confirm they are functioning as designed and intended. It shall be the contractor's responsibility to maintain and repair all erosion controls.
    - iv. Drainage swales during construction shall be inspected monthly. and/or after rainfall events exceeding 0.25 inches for erosion, sediment accumulation, and leaf buildup. All eroded area shall be stabilized. Sediment shall be removed and leaf litter removed.
    - v. Dewatering of any excavations during construction shall be addressed on an individual basis as needed. If temporary dewatering is required on site. sediment basins shall be maintained during the dewatering operation.
    - vi. Any existing drainage structures down gradient of the site shall be inspected and cleaned if necessary prior to construction. Proof of such cleaning shall be provided to the Conservation Commission and the Planning Board. Existing structures shall be inspected monthly and after every rain event while the site is disturbed. Structures shall be cleaned as required.
    - vii. In advance of forecasted heavy rain events, temporary measures such as check dams, diversion trenches, doubled up erosion control downgradient of discharge point and unstable surfaces shall be utilized until the site is stabilized. Silt sacks installed in drainage structures shall be cleaned prior to the event. Contractor is responsible for maintaining erosion controls during extreme events which may require the contractor to perform onsite inspections and remedial actions during the storm event.
    - viii. Contractor shall maintain a stockpile of additional erosion control measures on-site throughout construction, including straw bales, wattles, silt fence, crushed stone, and stump grindings as appropriate.

4. Prior to the commencement of construction, the Plan shall be modified to include the following notes regarding Temporary Erosion Control Measures:
  - a. Place silt fences according to the plan details. Sediment shall be removed once the volume reaches  $\frac{1}{4}$  of the height of the silt fence or straw bale.
  - b. Place check dams in swales.
  - c. During dry periods provide means for mitigating dust.
  - d. If loam is placed outside of the normal growing season, silt fence or straw wattles shall be placed to prevent erosion of soil.
  - e. Stockpile locations shall be within the proposed limit of work. Piles left for 21 days or more shall be seeded or covered with plastic sheeting.
  - f. Waste disposal receptacles and trailers will be used for the disposal of construction debris, which will be removed from the site according to state, local and federal guidelines. Construction debris will include pavement, utility, earth and building materials that cannot be reused. The receptacles will be located on site and covered.
  - g. A combination of the use of-stump grindings, winter rye plantings, and erosion control mats, and dense mats of straw mulch with tackifier shall be used if the vegetation is not fully established by the onset of winter.
5. Prior to the commencement of construction, the Plan shall be modified to include the following notes regarding Permanent Stabilization Measures:
  - a. Slopes flatter than 3 to 1 shall be loamed a minimum of 6" and hydroseeded with mulch and tackifier. Slopes shall be monitored for signs of washout. Provide additional mulching or other acceptable slope protection as required until vegetation is established.
  - b. Slopes 3:1 or greater shall be restored with 6" of loam, hydroseeded with mulch and tackifier and staked down with erosion control blankets similar to North American green sc 150BN. Install in accordance with the manufacturer's instructions.
  - c. Any locations not stabilized before the end of the fall planting season shall be stabilized with mulch and then hydroseeded in the spring.
6. The Applicant shall provide a sequence of construction for the purpose of providing the contractor with an expected order of operations and estimated time frame for completion of the various tasks.
7. Prior to the commencement of construction, the Applicant shall provide the Planning Department with a construction sequence detailing the order of operations, including but not limited to initial clearing of the land, installation of erosion controls, installation of exclusionary construction fencing, stripping, grading, stockpiling and the order of construction of the various components of the plan.
8. Prior to commencement of construction, the Plan shall be updated to reflect the construction

sequence, including but not limited to showing the locations of all stockpile areas and equipment storage locations.

Document comparison by Workshare Compare on Tuesday, January 10, 2023  
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Document 2 ID	iManage://imanager.kleinhornig.com/KHDOCS/841691/4
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