



NOTICE OF INTENT

Site Development
200-400 Quannapowitt Parkway
Wakefield, MA

Prepared: August 3, 2021



Site Locus – N.T.S.

APPLICANT:

CCF Quannapowitt Property Company LLC
185 Dartmouth Street, Suite 402
Boston, MA 02116

PREPARED BY:

Allen & Major Associates, Inc.
Timothy Williams, PE
100 Commerce Way, Suite 5
Woburn, Massachusetts 01801



NOTICE OF INTENT

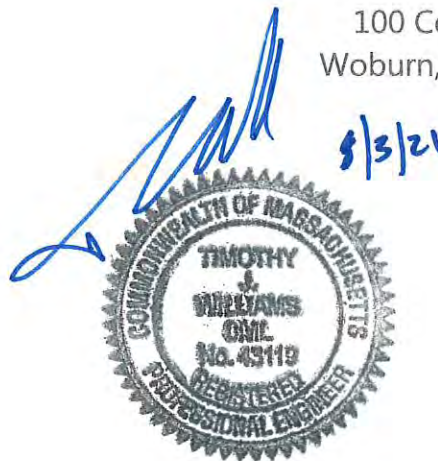
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ISSUED:

August 3, 2021

REVISED:

A&M PROJECT NO.:

1623-11

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SECTION 1.0

**PROJECT NARRATIVE (GODDARD
CONSULTING, LLC) & NOI
APPLICATION (WPA FORM 3)**

July 30, 2021

Wakefield Conservation Commission
1 Lafayette Street
Wakefield, MA 01880

Re: Notice of Intent – Regulatory Review
200 – 400 Quannapowitt Parkway
Parcel ID: 01-36-AM1

Dear Wakefield Conservation Commission:

Goddard Consulting, LLC (Goddard) is pleased to submit this Notice of Intent regulatory discussion on behalf of the Applicant, CCF Quannapowitt Property Company LLC, for the property known as 200 – 400 Quannapowitt Parkway, in Wakefield, MA 01880 (Parcel ID: 01-36-AM1). The applicant requested that Goddard provide an independent review of the proposed project by providing a discussion on the projects proposed conditions and its regulatory compliance with the Wetlands Protection Act (WPA). The Applicant proposes the redevelopment of the site, involving the razing of an existing multi-story office building (with associated parking areas) and constructing three multi-story, mixed-use buildings with parking areas and stormwater water management infrastructure. The construction will take place within the jurisdictional 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW) and Bank, Bordering Land Subject to Flooding (BLSF), and the 200-foot Riverfront Area (RFA). The Notice of Intent (NOI) is being filed under the Massachusetts Wetlands Protection Act (310 CMR 10.00).

1.0 Site History

The Wakefield Conservation Commission (the Commission) issued an Order of Conditions (OOC; DEP File #313-578) for this site on May 23, 2019 which approved a project and the associated wetland delineation. The wetland delineation was conducted by Goddard Consulting LLC and was approved in the OOC, deeming the delineation (and the OOC) valid until May 23, 2022.

The applicant of DEP File #313-578, Waterstone Wakefield LLC, did not proceed with the full extent of the construction for the approved project. The only work conducted was the removal of transformer and generator equipment by the northeast end of the existing building.

2.0 Existing Conditions

The site of the proposed project consists of one land parcel, totaling +/- 23.8 acres. There is an existing multi-story office building surrounded by a considerable expanse of parking lot. This office building is mainly vacant but does house a data center. The site borders Interstate 95 to the northwest and Lake Quannapowitt to the southwest. There is maintained lawn and landscaped areas between the building/parking lots and Lake Quannapowitt.

The following wetland resources areas are located on site:

- Bordering Vegetated Wetlands with an associated 100-foot Buffer Zone
- Mean Annual High Water/Bank of a perennial stream with an associated 200-foot Riverfront Area
- Bank to an intermittent stream with an associated 100-foot Buffer zone
- Bank of a Pond (Lake Quannapowitt) with an associated 100-foot Buffer Zone
- Bordering Land Subject to Flooding (100-year flood plain/FEMA Flood Zone)

According to the Mass GIS data layers for NHESP, this site is not mapped within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped potential or certified vernal pools. The site is not located in an ACEC.

The following photos show the existing conditions of the site, including the resource areas involved, the existing structures, and features associated with the site's drainage.



Photo 1: A view from the eastern entrance of the site. The large existing building can be seen surrounded by lawn and parking lot. Lake Quannapowitt is located off to the left side of the photo. Off to the right of the photo and behind the building, there are expansive parking lots and Quannapowitt Parkway.



Photo 2: The southern entrance to the site provides a view of Quannapowitt Parkway, the existing building in the background, and Lake Quannapowitt to the right of the photo. The roadway in the foreground of the photo is technically offsite.



Photo 3: A view from the walking bridge at the southern boundary of the site shows the on-site perennial stream, BVW, Quannapowitt Parkway, parking lot, and building.



Photo 4: A view from the walking bridge at the southern boundary of the site shows the upstream portion of the perennial stream and surrounding BVW. To the right of this photo is Quannapowitt Parkway, parking lot and the building. Interstate 95 can be seen in the background of the photo.



Photo 5: A view from the walking bridge at the southern boundary of the site shows the downstream portion of the perennial stream and surrounding BVW. This portion of the stream is fed stormwater runoff from the site's parking lot and Quannapowitt Parkway off to the left of this photo. The stream flows beneath Quannapowitt Parkway and into Lake Quannapowitt, both seen in the background of the photo.



Photo 6: A view from the southern stretch of Quannapowitt Parkway looking toward the perennial stream and BVW. A small pipe inlet can be seen between the yellow curbs. This pipe collects stormwater runoff and directs water and sediment down a paved swale towards the BVW and perennial stream. Sediment can clearly be seen within the swale.



Photo 7: A view of the western side of the building, parking lots, and Quannapowitt Parkway. BVW and the Bank to an intermittent stream is located on the left side of the photo. Interstate 95 can be seen at the far left of the photo. The perennial stream and additional BVW are located behind the point of view.



Photo 8: A view of the southwestern corner of Quannapowitt Parkway. Untreated stormwater runoff from the parking lots and roadway discharge into the upland buffer zone before flowing into the BVW in the background of the photo. The stormwater runoff has eroded the uplands buffer zone and is causing sedimentation of the wetlands. The perennial stream is located within the BVW, in the center left portion of the photo.



Photo 9: A view of the western stretch of Quannapowitt Parkway. Untreated stormwater runoff from the parking lots and roadway discharge into an upland buffer zone before flowing into the BVW in the background of the photo. The stormwater runoff has eroded the uplands buffer zone and is causing sedimentation of the wetlands. The intermittent stream Bank is located within this BVW. This area appears to have been dug out to improve drainage of the roadway.



Photo 10: A view of the western stretch of parking lot off of Quannapowitt Parkway. Untreated stormwater runoff from the parking lots and roadway discharge into a narrow upland buffer zone before flowing into the BVW in the center of the photo. The intermittent stream Bank is located within this BVW. The stormwater runoff has eroded the uplands buffer zone and is causing sedimentation of the wetlands. The same situation is occurring off to the left of the photo at the opposite corner of the parking area.



Photo 11: A view of the western stretch of Quannapowitt Parkway. Untreated stormwater runoff from the roadway discharge into a narrow upland buffer zone before flowing into the BVW in the center of the photo. The intermittent stream Bank is located within this BVW.



Photo 12: A view of the western stretch of Quannapowitt Parkway. Untreated stormwater runoff from the roadway and parking lots discharge into a narrow upland buffer zone before flowing into the BVW in the center of the photo. The intermittent stream Bank is located within this BVW and can be seen in the center-left portion of the photo. The stormwater runoff has eroded the uplands buffer zone and is causing sedimentation of the wetlands.



Photo 13: A view of the northern corner of Quannapowitt Parkway. Untreated stormwater runoff from the roadway and parking lots discharge into upland buffer zone before flowing into the wetlands in the center of the photo. The stormwater runoff has eroded the uplands buffer zone and is causing sedimentation of the wetlands.

3.0 Project Summary and Regulatory Compliance

The project proposes razing the existing building and removing existing parking lot to construct three multi-story residential buildings, a restaurant café, parking garage and parking lot, stormwater management infrastructure, and landscaped areas. Erosion controls will be installed along the limit of work. Wet ponds and basins are proposed around the perimeter of the project to capture and treat stormwater runoff. The following regulatory discussion will delve into the proposed impacts relative to wetland resource areas and the projects compliance with the resource area's performance standards under the WPA.

3.1 Bordering Vegetated Wetlands and the 100-foot Buffer Zone

Along the perimeter of existing development, BVW is present in the northeast, north, west, and southern portions of the site and casts a 100-foot Buffer Zone throughout a considerable portion of the site. To the northeast, a large, forested BVW discharges to Lake Quannapowitt through a culvert beneath Quannapowitt Parkway. This BVW does not appear to collect any stormwater runoff from existing impervious surfaces on the site. To the north and west, a narrow BVW collects untreated stormwater runoff from the existing impervious surfaces of the site and eventually drains to a BVW and perennial stream in the south. The southern BVW and perennial stream receive untreated stormwater runoff and direct flow into Lake Quannapowitt. Within the 100-foot Buffer Zone to BVW, there are existing parking lot areas, Quannapowitt Parkway, and the existing building.

The project proposes the removal of existing structures and construction of proposed structures within the 100-foot Buffer Zone to BVW. There are no direct BVW impacts proposed. The WPA Regulations [310 CMR 10.02(2)(b)] do not contain performance standards for Buffer Zone Alteration. All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered, but the project design requires that Buffer Zone be altered in order to achieve the desired project design. Work will occur up to the BVW boundary in certain areas to restore the existing condition of areas subject to frequent stormwater runoff from the existing impervious surfaces. Adjacent to the southern BVW, stormwater management features will be constructed in the form of wet basins, which will involve grading and installation of two rip rap spillways within the 100-foot Buffer Zone. These wet basins will treat stormwater runoff from the parking lot, a substantial improvement to the existing untreated stormwater runoff that currently discharges within the Buffer Zone, toward the BVW. Erosion and sedimentation controls will be installed along the limit of work throughout the project area in order to prevent any siltation into the wetlands during construction. The improvements to stormwater management are expected to significantly improve the existing conditions of the BVW resource areas by reducing nutrient load by 80%. Additionally, the Applicant is proposing to remove invasive plant species offsite, within the Buffer Zone that separates the site from Lake Quannapowitt. Approval to complete this invasive species removal on town property will require approval from the Conservation Commission.

3.2 Mean Annual High Water/Bank of a Perennial Stream and 200-foot Riverfront Area

A perennial stream flows from beneath Interstate 95, along the southern boundary of the site and discharges to Lake Quannapowitt. The stream casts a 200-foot Riverfront Area into the existing developed area and proposed work area. The Banks are surrounded by a narrow strip of BVW

and upland. The stream collects water from the surrounding BVW areas which have collected untreated stormwater runoff from the impervious portions of the site. Within 100-feet of the Bank, Quannapowitt Parkway runs nearly parallel to the stream. Further from the Bank, an existing parking lot and building are present with the 200-foot Riverfront Area. Please refer to the map attached to this report, *Existing Degraded Surfaces Within Riverfront Area*, for a visual graphic of the existing condition of the RFA.

Since the proposed work is considered redevelopment within previously developed RFA, the project must comply with the redevelopment performance standards set forth in section 10.58(5)(a-h) of the WPA. The following performance standards from section 10.58(5)(a-h) of the WPA will be met in the following ways:

(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

The project has proposed stormwater management infrastructure and a decrease in degraded surfaces within RFA as the improvement over existing conditions. Please refer to the attached map, *Proposed Degraded Surfaces Within Riverfront Area*, for a visual graphic of the proposed condition of the RFA.

Stormwater from existing degraded surfaces sheet flow from the impervious surfaces to narrow strips of upland adjacent to the western and southern BVWs which are hydrologically connected to the downgradient stream. The proposed stormwater management infrastructure (catch basins, granite curbing, underground infiltration systems, infiltration basins and wet basins) will capture stormwater runoff from proposed impervious surfaces and will infiltrate the stormwater in the upland portions of the site. This will be a significant improvement over existing conditions because stormwater runoff will no longer sheet flow towards the BVW and stream. Stormwater runoff will be captured, treated, and infiltrated in the proposed underground infiltration systems and wet basins to reduce impacts to RFA and the river itself.

Degraded surface within the RFA will be reduced by 10,337 SF due to the reconfiguration of the parking lots and buildings. Although Quannapowitt Parkway will remain in its general existing footprint (within 100-feet of the stream), the parking lots just outside of 100-feet from the stream will be shifted further from the stream, hence decreasing the impervious/degraded surfaces within RFA.

The construction of stormwater management infrastructure and the reduction of degraded surfaces within RFA are improvements over existing conditions, therefore the project complies with 10.58(5)(a).

(b) Stormwater management is provided according to standards established by the Department.

Stormwater management has been provided according to standards established by the Department, therefore the project complies with 10.58(5)(b).

(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

Due to the existing walkway over the stream, existing degraded areas are located up to the Bank of the stream. Work is not proposed up to the Bank, therefore, work will not be located closer to the river than existing conditions. The closest work to the Bank involves grading within 5 feet of the Bank for the construction of the wet basins. The proposed work therefore complies with 10.58(5)(c).

(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

Due to the nature of the redevelopment design, proposed work will occur within the 200-foot RFA but will shift degraded surfaces toward the Riverfront Area boundary. The closest work to the stream involves grading for the construction of wet basins (for improved stormwater management). As mentioned previously, work will not be proposed closer to the stream than existing conditions. The project therefore complies with 10.58(5)(d).

(e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed work will not exceed the amount of existing degraded area with the RFA. Degraded surfaces are proposed to decrease by 10,337 SF with RFA, so the project therefore complies with 10.58(5)(e).

(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:

- 1. removal of all debris, but retaining any trees or other mature vegetation;*
- 2. grading to a topography which reduces runoff and increases infiltration;*
- 3. coverage by topsoil at a depth consistent with natural conditions at the site; and*
- 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;*

This standard is not applicable because the project complies with 10.58(5)(a-e).

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the

criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.

This standard is not applicable because the project complies with 10.58(5)(a-e).

(h) The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.

This standard is not applicable because the project complies with 10.58(5)(a-e).

Overall, the project meets the redevelopment RFA performance standards from 10.58(5)(a-e) and does not require restoration or mitigation under 10.58(5)(f-h). The improvements to stormwater management and reducing impervious surfaces within RFA are expected to significantly improve the existing conditions of the perennial stream and RFA.

An alternatives analysis has been provided below to demonstrate that the proposed project is the least impactful alternative in terms of RFA impacts.

Alternative #1 – Leave the existing degraded and disturbed site in its current condition with no alterations.

The existing degraded and previously developed areas including an existing roadway, an existing building, existing sidewalks, and existing pavement for parking would remain. The proposed improvements to the Riverfront Area, watershed, and site would not be completed. There would not be a reduction in existing impervious/ degraded areas and the existing stormwater would continue to flow unmitigated into the resource areas. Lastly, the additional flood storage would not be gained. Upon further review, this alternative was deemed to have more adverse effects to the Riverfront Area than Alternative #3.

Alternative #2 – Locating the development closer to the Unnamed Perennial Stream with greater work within the 200' Riverfront Area than Alternative #3.

In this alternative the building location and site development work was adjusted. A proposed design was considered which consisted of a residential building and additional impervious surfaces (parking & sidewalks) which was further into the Riverfront Area and didn't have as much additional flood storage. While the building & parking met the proposed project requirements,

this alternative ended up with more impervious surfaces and a building which was further into the 200 ft. Riverfront Area than Alternative #3. Additionally greater flood storage was gained in Alternative #3. Upon further review, this alternative was deemed to have more adverse effects to the Riverfront Area than Alternative #3.

Alternative #3 – Providing a balanced approach (current proposed project).

Adjusting the building location to the outer regions of 200' Riverfront Area with less impervious building and greater flood storage. The proposed project is a redevelopment of previously disturbed and degraded Riverfront Area while providing various improvements to the Riverfront. The current approach provides a balanced plan allows for valuable and economically feasible site improvements that will benefit the wetlands, site & Riverfront. In this alternative, three improvements to the Riverfront include creating additional 100-year flood mitigation storage, creating improved stormwater management from the current conditions, & a reduction in impervious area from the current existing condition. This alternative utilizes minimization, and mitigation measures to balance the work within the Riverfront Area while being feasible. Lastly this alternative has less adverse effects to the Riverfront Area than Alternatives #1 or # 2.

3.3 Bank of an Intermittent Stream and Pond with 100-foot Buffer Zones

There is an intermittent stream within BWV which flows along the western edge of the property boundary. The Bank resource area associated with the intermittent stream casts a jurisdiction 100-foot Buffer Zone onto the site. Since the Bank is located within the BVW, the Bank's 100-foot Buffer Zone does not extend past the BVW Buffer Zone. The Bank of Lake Quannapowitt casts a jurisdictional 100-foot Buffer Zone onto the southeastern section of the site.

The project proposes the removal of existing structures and construction of proposed structures within the 100-foot Buffer Zone to the Bank resource areas. There are no direct Bank impacts proposed. The WPA Regulations [310 CMR 10.02(2)(b)] do not contain performance standards for Buffer Zone Alteration. All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered, but the project design requires that Buffer Zone be altered in order to achieve the desired project design. The altered area of Buffer Zone does not contain slopes greater than 15%, and erosion and sedimentation controls will be installed along the limit of work throughout the project area in order to prevent any siltation into the resource areas during construction. The improvements to stormwater management are expected to significantly improve the existing conditions of the intermittent stream.

3.4 Bordering Land Subject to Flooding

BLSF extends from the on-site BVW toward the existing development, within existing roadway, parking, and landscape areas. The proposed work will occur in BLSF primarily for the construction of wet basins and roadway improvements. Approximately 132,683 SF of BLSF alteration is proposed. Post construction, approximately 136,561 SF of BLSF replacement will be provided. No fill is proposed within BLSF, so zero (0) cubic feet of flood storage will be lost. Approximately 36,372 cubic feet of BLSF will be created as a result of the proposed construction.

The following General Performance Standards for Bordering Land Subject to Flooding from section 10.57 (4)(a-c) of the WPA will be met in the following ways:

(a) Bordering Land Subject to Flooding

1. Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.

Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.

No flood storage volume will be lost as a result of the proposed project. The project proposes expanding BLSF by increasing the square footage of BLSF and providing additional flood storage within BLSF by 36,372 cubic feet. Since no flood volume will be lost, the project complies with 10.57(4)(a)(1).

2. Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.

The proposed work will not restrict flows so as to cause an increase in flood stage or velocity. The proposed work within BLSF involves the construction of wet basins and improving an existing roadway and parking areas. The construction of the wet basins will reduce flood stage and velocity conditions. Since the work will not restrict flows, the project complies with 10.57(4)(a)(2).

3. Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

The proposed work will not impair the sites capacity to provide important wildlife habitat functions. The BLSF work area currently lacks significant wildlife habitat characteristics as it consists of landscaped lawn, roadway, parking lot, and isolated landscaping islands. These features are not currently providing important wildlife habitat, so the project complies with 10.57(4)(a)(3).

(b) Isolated Land Subject to Flooding. A proposed project in Isolated Land Subject to Flooding shall not result in the following:

- 1. Flood damage due to filling which causes lateral displacement of water that would otherwise be confined within said area.*
- 2. An adverse effect on public and private water supply or ground water supply, where said area is underlain by pervious material.*
- 3. An adverse effect on the capacity of said area to prevent pollution of the ground water, where the area is underlain by pervious material which in turn is covered by a mat of organic peat and muck.*
- 4. An impairment of its capacity to provide wildlife habitat where said area is vernal pool habitat, as determined by procedures contained in 310 CMR 10.60.*

No Isolated Land Subject to Flooding is present on the site, thus this performance standard does not apply to this project.

(c) Protection of Rare Wildlife Species. Notwithstanding the provisions of 310 CMR 10.57(4)(a) or (b), no project may be permitted which will have any adverse effect on specified wildlife habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

No Estimated or Priority Wildlife Habitats are mapped on this site according to NHESP data layers. Therefore, the project will not have any adverse effect on specified habitat sites and complies with 10.57(4)(c).

Overall, BLSF will be improved by the proposed project because there will be an increase in flood storage volumes and BLSF area. The improvements to stormwater management through the construction of the wet basins are expected to significantly improve the existing conditions.

Conclusion

Based on Goddard's review, the proposed project meets all regulatory compliance standards under the Wetlands Protection Act and will not have any adverse impacts on the interests identified in the Wetlands Protection Act. The project improves existing conditions, benefiting the associated resource areas, including Lake Quannapowitt. The project draws impervious surfaces further away from resource areas, reduces impervious/degraded area within RFA and throughout the site, maintains open space between the development and Lake Quannapowitt, and incorporates stormwater management infrastructure to infiltrate stormwater and significantly improve existing drainage conditions. Goddard Consulting recommends that the Wakefield Conservation Commission issues an Order of Conditions approving the proposed project. Please feel free to contact us if you have any questions.

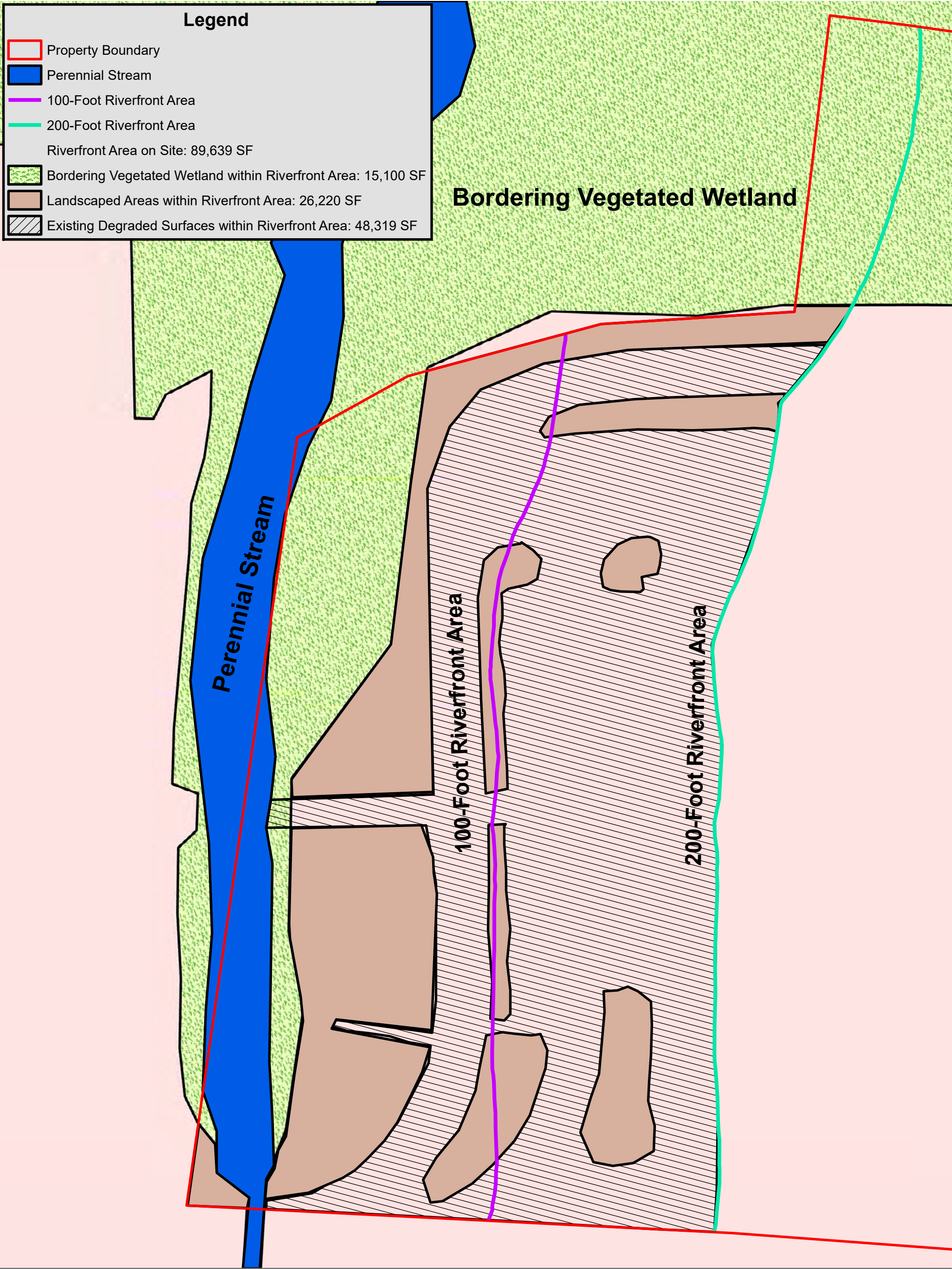
Sincerely,
Goddard Consulting, LLC

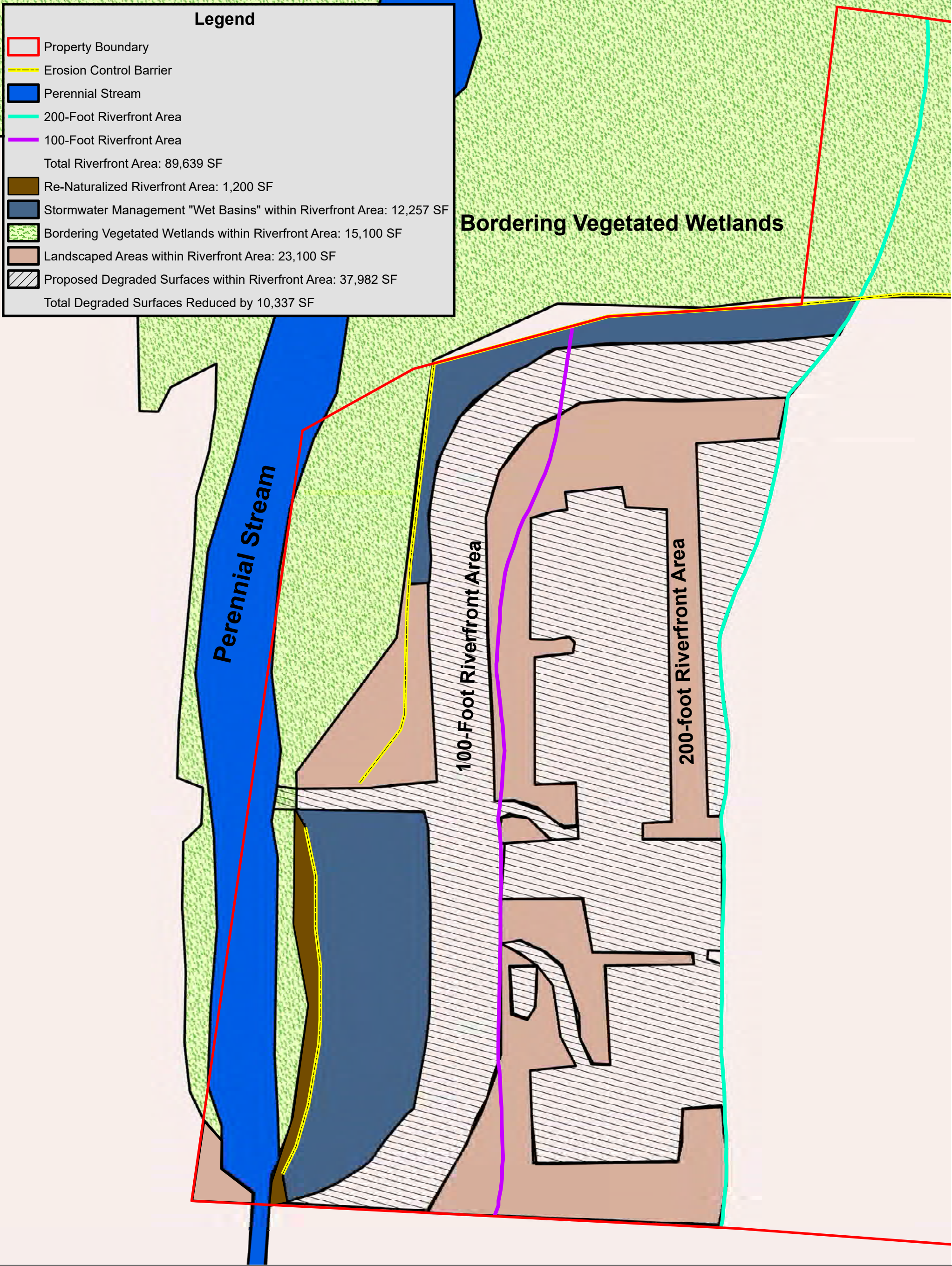


Mitch Maslanka
Wetland Scientist

CC: Mass DEP

CCF Quannapowitt Property Company LLC, 185 Dartmouth Street, Suite 402, Boston, MA
02116







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

WAKEFIELD

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):

200-400 QUANNAPOWITT PARKWAY

a. Street Address

WAKEFIELD

b. City/Town

01880

c. Zip Code

Latitude and Longitude:

42°31'15"N

d. Latitude

71° 05'05"W

e. Longitude

Map 01

f. Assessors Map/Plat Number

36-AM1

g. Parcel /Lot Number

2. Applicant:

JOHN

a. First Name

SULLIVAN

b. Last Name

CCF QUANNAPOWITT PROPERTY COMPANY LLC

c. Organization

185 Dartmouth Street

d. Street Address

BOSTON

e. City/Town

MA

f. State

02116

g. Zip Code

617-603-4000

h. Phone Number

N/A

i. Fax Number

jsullivan@ccfne.com

j. Email Address

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

Anton

a. First Name

Melchionda

b. Last Name

WATERSTONE WAKEFIELD LLC

c. Organization

117 Kendrick Street; Suite 325

d. Street Address

Needham

e. City/Town

MA

f. State

02494

g. Zip Code

781-540-1046

h. Phone Number

i. Fax Number

anton@waterstonepg.com

j. Email address

4. Representative (if any):

TIMOTHY

a. First Name

WILLIAMS

b. Last Name

ALLEN & MAJOR ASSOCIATES, INC.

c. Company

100 COMMERCE WAY; SUITE 5

d. Street Address

WOBURN

e. City/Town

MA

f. State

01801

g. Zip Code

781-935-6889

h. Phone Number

i. Fax Number

twilliams@allenmajor.com

j. Email address

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

\$4,725.00

a. Total Fee Paid

\$2,350.00

b. State Fee Paid

\$2,375.00

c. City/Town Fee Paid



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

WAKEFIELD

City/Town

A. General Information (continued)

6. General Project Description:

The project will remove an existing building and construct 3 multi-family residential buildings with a restaurant café space. The improvements include access roads, surface parking, parking garage, drainage, landscaping and utilities. It is important to note the project is an improvement over existing conditions. There will be improved drainage, added flood storage, and an impervious reduction.

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 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 checked="" 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)
- N/A

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:

MIDDLESEX

a. County

1522

c. Book

N/A

b. Certificate # (if registered land)

30

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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Provided by MassDEP:

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City/Town

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.

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|--|--|-------------------------------|
| a. <input type="checkbox"/> Bank | N/A 1. linear feet | N/A 2. linear feet |
| b. <input type="checkbox"/> Bordering Vegetated Wetland | N/A 1. square feet | N/A 2. square feet |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | N/A 1. square feet N/A 3. cubic yards dredged | N/A 2. square feet |

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|---|---|---|
| d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding | 132,683 1. square feet 0 3. cubic feet of flood storage lost | 136,561 2. square feet 36,372 4. cubic feet replaced |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding | N/A 1. square feet N/A 2. cubic feet of flood storage lost | N/A 3. cubic feet replaced |
| f. <input checked="" type="checkbox"/> Riverfront Area | UNAMED PERENNIAL STREAM (INLAND) 1. Name of Waterway (if available) - specify coastal or inland | |

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 89,639
square feet

4. Proposed alteration of the Riverfront Area:

| | | |
|----------------------|-------------------------------|--|
| <u>56,022</u> | <u>16,186</u> | <u>39,836</u> |
| a. total square feet | b. square feet within 100 ft. | c. square feet between 100 ft. and 200 ft. |

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ 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 | N/A 1. square feet N/A 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 | N/A 1. square feet | N/A 2. cubic yards beach nourishment |
| e. <input type="checkbox"/> Coastal Dunes | N/A 1. square feet | N/A 2. cubic yards dune nourishment |
| | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
| f. <input type="checkbox"/> Coastal Banks | N/A 1. linear feet | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | N/A 1. square feet | |
| h. <input type="checkbox"/> Salt Marshes | N/A 1. square feet | N/A 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds | N/A 1. square feet N/A 2. cubic yards dredged | |
| j. <input type="checkbox"/> Land Containing Shellfish | N/A 1. square feet | |
| k. <input type="checkbox"/> Fish Runs | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above N/A 1. cubic yards dredged | |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | N/A 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. | |
| | N/A a. square feet of BVW | N/A b. square feet of Salt Marsh |
| 5. <input type="checkbox"/> Project Involves Stream Crossings | N/A a. number of new stream crossings | N/A b. number of replacement stream crossings |



Massachusetts Department of Environmental Protection
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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

current MA GIS
Oliver maps

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 N/A
percentage/acreage

(b) outside Resource Area N/A
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 <https://www.mass.gov/ma-endangered-species-act-mesa-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.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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. N/A
a. NHESP Tracking # b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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

Online Users:

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

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.

SITE DEVELOPMENT PLANS FOR 200-400 QUANNAPOWITT PARKWAY WAKEFIELD, MA

a. Plan Title

ALLEN & MAJOR ASSOCIATES, INC

TIMOTHY J. WILLIAMS, P.E.

b. Prepared By

c. Signed and Stamped by

8/3/2021

1"=30'

d. Final Revision Date

e. Scale

DRAINAGE REPORT

8/3/2021

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:

768

3/9/21

2. Municipal Check Number

3. Check date

766

3/9/21

4. State Check Number

5. Check date

Doherty Development Associates, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

WAKEFIELD

City/Town

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

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

3/4/21

4. Date

3/16/21

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
Bureau of Resource Protection - Wetlands
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:

200-400 QUANNAPOWITT PARKWAY

a. Street Address

766

c. Check number

WAKEFIELD

b. City/Town

\$2,350.00

d. Fee amount

2. Applicant Mailing Address:

JOHN

a. First Name

SULLIVAN

b. Last Name

CCF QUANNAPOWITT PROPERTY COMPANY LLC

c. Organization

185 Dartmouth Street

d. Mailing Address

BOSTON

e. City/Town

MA

f. State

02116

g. Zip Code

617-603-4000

h. Phone Number

N/A

i. Fax Number

jsullivan@ccfne.com

j. Email Address

3. Property Owner (if different):

Anton

a. First Name

Melchionda

b. Last Name

WATERSTONE WAKEFIELD LLC

c. Organization

117 Kendrick Street; Suite 325

d. Mailing Address

Needham

e. City/Town

MA

f. State

02494

g. Zip Code

781-540-1046

h. Phone Number

i. Fax Number

anton@waterstonepg.com

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).



| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|---|--------------------------------|--------------------------------------|---------------------------------|
| CATEGORY 3 b. (buildings) 3 multi-family residential bldgs. | <u>3</u> | <u>\$1,050</u> | <u>\$3,150</u> |
| | | | |
| 50% increase of fee for working within the Riverfront Area | <u>50% of \$3,150</u> | | <u>\$1,575</u> |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Step 5/Total Project Fee: | | | <u>\$4,725</u> |
| | | | |
| Step 6/Fee Payments: | | | |
| Total Project Fee: | | | <u>\$4,725.00</u> |
| a. Total Fee from Step 5 | | | |
| State share of filing Fee: | | | <u>\$2,350.00</u> |
| b. 1/2 Total Fee less \$12.50 | | | |
| City/Town share of filling Fee: | | | <u>\$2,375.00</u> |
| c. 1/2 Total Fee plus \$12.50 | | | |

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.

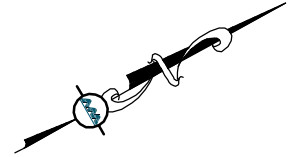
b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

Page 2 of 2



SECTION 2.0

EXHIBITS



PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

100 COMMERCE WAY
SUITE 5

WOBURN MA 01801

TEL: (781) 935-6889

FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**200 - 400 QUANNAPOWITT
REDEVELOPMENT**

WAKEFIELD MA

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USGS SITE LOCUS MAP

PROJECT NO. 1623-11 DATE: 02/22/2021

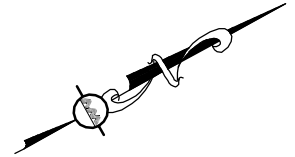
SCALE: 1"=500' DWG. NAME: C-1623-11

DESIGNED BY: DMR CHECKED BY: CMQ

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SHEET No.

EX-1



PREPARED BY:



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civil engineering • land surveying
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www.allenmajor.com

100 COMMERCE WAY
SUITE 5

WOBURN MA 01801

TEL: (781) 935-6889

FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**200 - 400 QUANNAPOWITT
REDEVELOPMENT**

WAKEFIELD MA

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AERIAL PHOTO

PROJECT NO. 1623-11 DATE: 02/22/2021

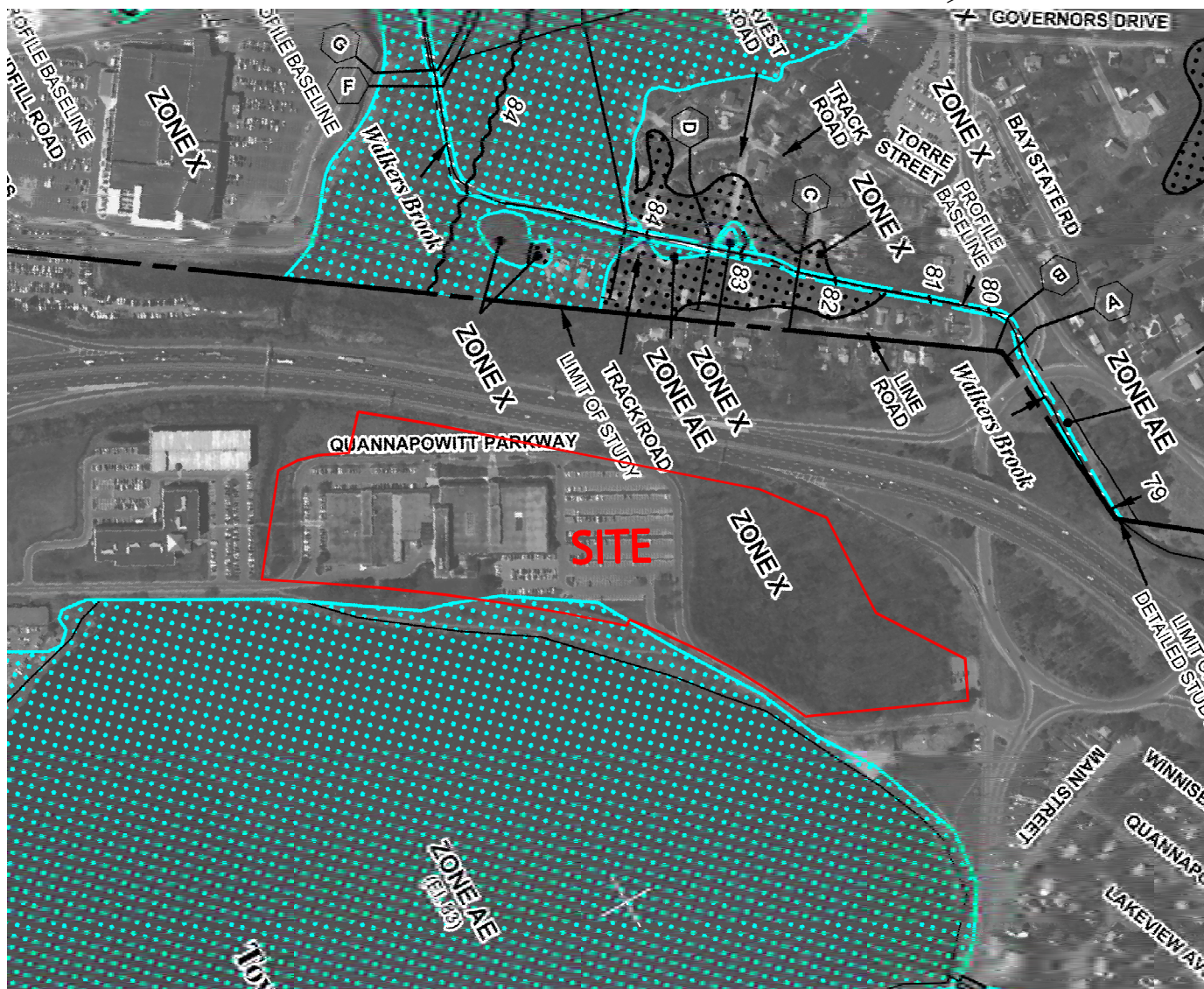
SCALE: 1" = 300' DWG. NAME: C-1623-11

DESIGNED BY: DMR CHECKED BY: CMQ

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SHEET No.

EX-2



LEGEND



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.

FEMA FLOOD INSURANCE RATE MAP
MIDDLESEX COUNTY, MASSACHUSETTS
COMMUNITY PANEL 314 OF 656
MAP NUMBER 25017C0314E
EFFECTIVE DATE: JUNE 4, 2010

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

100 COMMERCE WAY
SUITE 5

WOBURN MA 01801

TEL: (781) 935-6889

FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**200 - 400 QUANNAPOWITT
REDEVELOPMENT**

WAKEFIELD MA

FEMA FIRM MAP

PROJECT NO. 1623-11 DATE: 02/22/2021

SCALE: 1"=500' DWG. NAME: C-1623-11

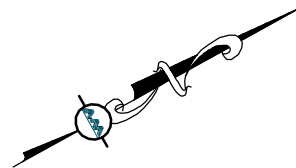
DESIGNED BY: DMR CHECKED BY: CMQ

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SHEET No.

EX-3



MA GIS NHESP PRIORITY & ESTIMATED HABITATS

NO PRIORITY & ESTIMATED HABITATS ON OR ADJACENT TO THE SITE

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com

100 COMMERCE WAY
SUITE 5

WOBURN MA 01801

TEL: (781) 935-6889

FAX: (781) 935-2896

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

PROJECT:

**200 - 400 QUANNAPOWITT
REDEVELOPMENT**

WAKEFIELD MA

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PRIORITY & ESTIMATED HABITATS

PROJECT NO. 1623-11 DATE: 02/22/2021

SCALE: 1"=1000' DWG. NAME: C-1623-11

DESIGNED BY: DMR CHECKED BY: CMQ

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SHEET No.

EX-4



SECTION 3.0

ABUTTER NOTIFICATION

Affidavit of Service

Under the Massachusetts Wetlands Protection Act

(to be submitted to the Massachusetts Department of
Environmental Protection and the Conservation Commission
when filing a Notice of Intent.)

I, **Timothy J. Williams** hereby certify under the pains and penalties of perjury that **on or before 7 business days prior to the public hearing** I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by the applicant **CCF Quannapowitt Property Company, LLC** with the Wakefield Conservation Commission in a submission dated **August 3, 2021** for the property located at **200-400 Quannapowitt Parkway in Wakefield, MA.**

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



Signature

Date

8/3/21

NOTIFICATION TO ABUTTERS

Under the Massachusetts Wetlands Protection Act

(This form must be completed and copies sent, by certified mail or hand-delivered, to all abutters within 100 feet of the location of the project.)

In accordance with the second paragraph of *Massachusetts General Laws, Chapter 131, Section 40*, you are hereby notified of the following:

The name of the applicant is CCF Quannapowitt Property Company LLC

The applicant has filed with the **Wakefield Conservation Commission** for a: (Please check applicable filing.)

☒ X Notice of Intent, seeking permission to alter an area subject to protection under the Wetlands Protection Act.

☐ Request to amend an existing Order of Conditions.

☐ Notice of Resource Area Delineation, seeking to determine the extent of areas subject to protection under the Wetlands Protection Act.

The proposed project will demolish an existing building and construct 3 multi-family residential buildings with approximately 485 units and a restaurant cafe. The improvements also include work to the access roads, surface parking, a parking garage, drainage, landscaping and utilities onsite. It is important to note the project is an improvement over existing conditions. There will be improved drainage, added flood storage, and a reduction of impervious area.

Site location 200-400 Quannapowitt Parkway Wakefield, MA 01880

Copies of the Notice of Intent may be examined or obtained (for a fee) from:

(Check all that apply)

☐ Applicant at _____

☒ X **Representative** _____ (Allen & Major Associates, Inc.) at 100 Commerce Way; Suite 5, Woburn, MA _____ between the hours of 8:30 AM and 4:30 PM on the following days: Mon-Fri. Please call 781-935-6889 to setup an appointment prior to visiting.

☒ X **Conservation Department** – Wakefield Town Hall 1 Lafayette Street, 2nd floor, Wakefield, MA - Tuesdays between 9:00 a.m. and 1:00 p.m., Thursdays between 9:00 a.m. and 6:00 p.m. and Fridays between 9:00 a.m. and 11:30 p.m. Please call the Conservation office at 781-224-5015 to verify arrangements prior to visiting.

Electronic copies of these filings may also be available through the Conservation Department. To request an e-copy, please email concom@wakefield.ma.us or call the Conservation Office directly at 781-224-5015.

Note: Notice of the public hearing, including its date, time and place will be published in the **Wakefield Daily Item** at least five (5) business days prior to the public hearing date.

Note: Notice of the public hearing, including its date, time and place will be posted in **Wakefield Town Hall** at least 48 hours prior to the public hearing date. This information will also be listed on the town website at www.wakefield.ma.us at the home page under Upcoming Meetings.

Note: You may also contact the **Department of Environmental Protection** (DEP) Regional Office for more information about this application or the Wetlands Protection Act. To contact the DEP, Northeast Region, call (978) 694-3200.

02/24/2021
2:28:26PM

**WAKEFIELD
Abutters List**

Page 1 of 1

Subject Parcel ID: 01-36-AM1

Subject Property Location: 200 QUANNAPOWITT PKWY

| ParcelID | Location | Owner | Co-Owner | Mailing Address | City | State | Zip |
|------------|----------------------------|--------------------------|--------------------|-----------------|------------|-------|-------|
| 01-004-010 | LOWELL ST | TOWN OF WAKEFIELD DPW | PARK DEPT | 1 LAFAYETTE ST | WAKEFIELD | MA | 01880 |
| 01-034-001 | QUANNAPOWITT PKWY | TOWN OF WAKEFIELD | BOARD OF SELECTMEN | 1 LAFAYETTE ST | WAKEFIELD | MA | 01880 |
| 01-36A-AM2 | 100 QUANNAPOWITT PKWY | 100 Q OWNER LLC | | 55 CAMBRIDGE ST | BURLINGTON | MA | 01803 |
| 01-36-AM1 | 200 -400 QUANNAPOWITT PKWY | WATERSTONE WAKEFIELD LLC | | 117 KENDRICK ST | NEEDHAM | MA | 02494 |

Parcel Count: 4

End of Report

100ft Abutters List of the Subject Parcel ID

Requested by: Tyler Gaudreau of Allen & Major Associates Inc.

100 Commerce Way, Suite 5

Woburn, MA 01801

Ph: 781-305-9419

Scott W. Morrison

BOARD OF ASSESSORS



SECTION 4.0
APPENDIX



Waterstone Properties Group, Inc.
117 Kendricks Street, Suite 325
Needham, MA 02494

March 5, 2021

To whom it may concern,

As the owner of the land at 200 Quannapowitt Parkway, Wakefield MA, Waterstone Wakefield LLC hereby provides the applicant Cabot, Cabot & Forbes permission to complete permit applications associated with the proposed development at 200 Quannapowitt Parkway.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Anton Melchionda'. The signature is written in a cursive, somewhat stylized manner.

Anton Melchionda



Enter your transmittal number

X287479

Transmittal Number

Your unique Transmittal Number can be accessed online: <http://mass.gov/dep/service/online/trasmfrm.shtml> or call MassDEP's InfoLine at 617-338-2255 or 800-462-0444 (from 508, 781, and 978 area codes).

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: DEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA
02211

*** Note:**
For BWSC Permits, enter the LSP.

A. Permit Information

WPA Form 3

Wetlands

1. Permit Code: 7 or 8 character code from permit instructions

2. Name of Permit Category

Notice of Intent

3. Type of Project or Activity

B. Applicant Information – Firm or Individual

CCF QUANNAPOWITT PROPERTY COMPANY LLC

1. Name of Firm - Or, if party needing this approval is an individual enter name below:

JOHN

SULLIVAN

2. Last Name of Individual

3. First Name of Individual

4. MI

185 DARTMOUTH STREET

5. Street Address

BOSTON

MA

02116

617-603-4000

N/A

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

JOHN SULLIVAN

jsullivan@ccfne.com

11. Contact Person

12. e-mail address (optional)

C. Facility, Site or Individual Requiring Approval

200-400 QUANNAPOWITT PARKWAY

1. Name of Facility, Site Or Individual

200-400 QUANNAPOWITT PARKWAY

2. Street Address

Wakefield

MA

01880

N/A

N/A

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

N/A

N/A

N/A

N/A

8. DEP Facility Number (if Known)

9. Federal I.D. Number (if Known)

10. BWSC Tracking # (if Known)

D. Application Prepared by (if different from Section B)*

Allen & Major Associates, Inc.

1. Name of Firm Or Individual

100 Commerce Way, Suite 5

2. Address

Woburn

MA

01801

(781) 935-6889

N/A

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

Timothy Williams, PE

N/A

8. Contact Person

9. LSP Number (BWSC Permits only)

E. Permit - Project Coordination

1. Is this project subject to MEPA review? ☐ yes ☒ no
If yes, enter the project's EOE file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

EOEA File Number

F. Amount Due

Special Provisions:

- ☐ Fee Exempt (city, town or municipal housing authority)(state agency if fee is \$100 or less).
There are no fee exemptions for BWSC permits, regardless of applicant status.
- ☐ Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- ☐ Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- ☐ Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

766

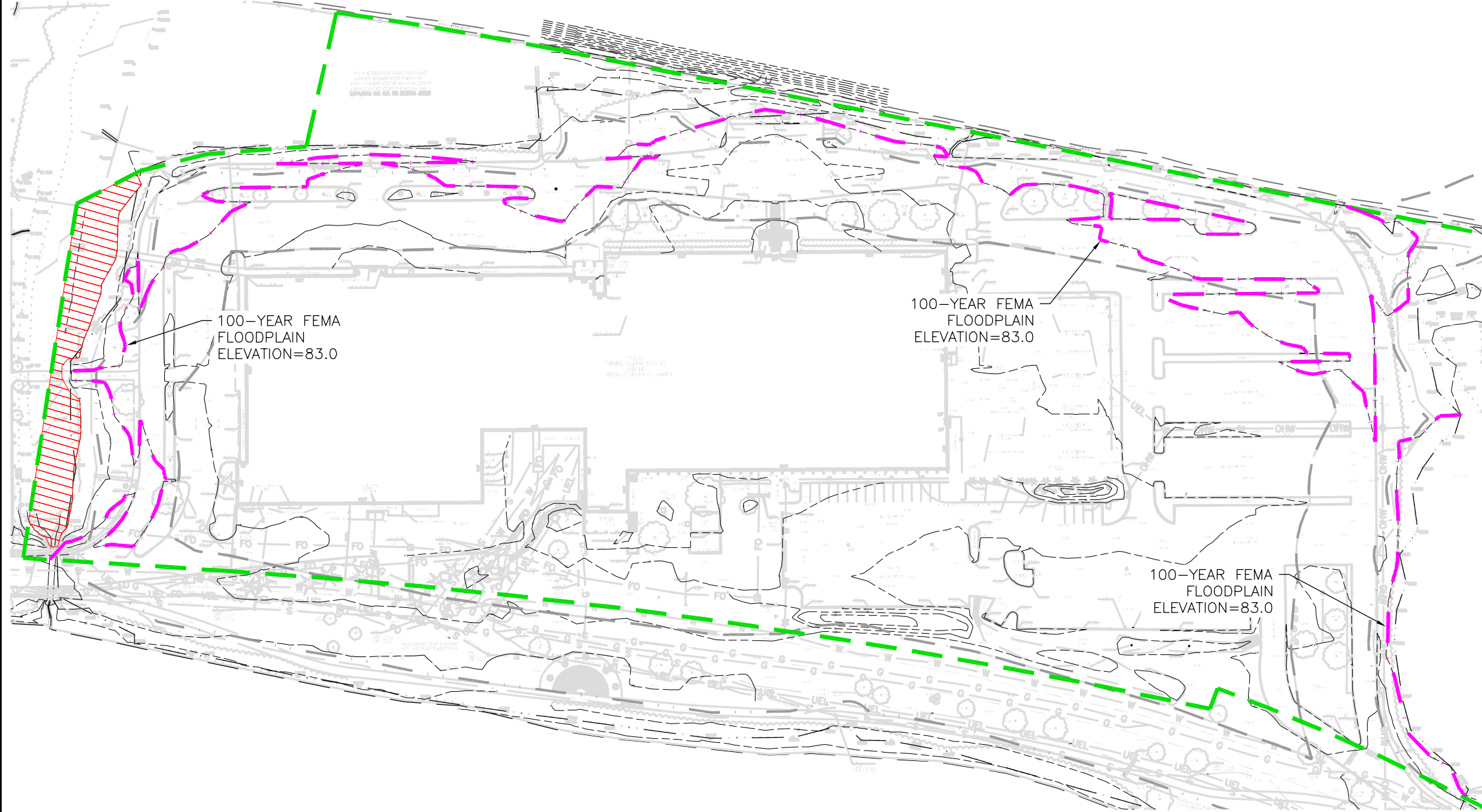
\$2,350.00

3/9/21

Check Number

Dollar Amount

Date



EXISTING FLOODPLAIN VOLUMES:

ELEVATION 80 TO 81: UNDISTURBED
ELEVATION 81 TO 82: $(11,883+54,749)/2 = 33,291$ C.F.
ELEVATION 82 TO 83: $(54,749+132,683)/2 = 93,716$ C.F.

TOTAL=127,007 CUBIC FEET (C.F.)

100-YEAR FLOODPLAIN FEMA ZONE "AE" ELEVATION=83.0.
REFERENCE FEMA FLOOD INSURANCE RATE MAP (FIRM)
DATED JUNE 4, 2010, PANEL 25017C0314E.

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

N:\PROJECTS\1623-11\CIVIL\DRAWINGS\CURRENT\RESOURCE AREA EXHIBITS\C-1623-11 -EXISTING FLOODPLAIN EXHIBITS.DWG

APPLICANT/OWNER:
CCF QUANNAPOWITT PROPERTY
COMPANY, LLC
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:

200 - 400 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA

| | | | |
|--------------|-----------|-------------|------------|
| PROJECT NO. | 1623-11 | DATE: | 08/03/2021 |
| SCALE: | 1" = 120' | DWG. NAME: | FLOODPLAIN |
| DESIGNED BY: | ND | CHECKED BY: | TW |

PREPARED BY:



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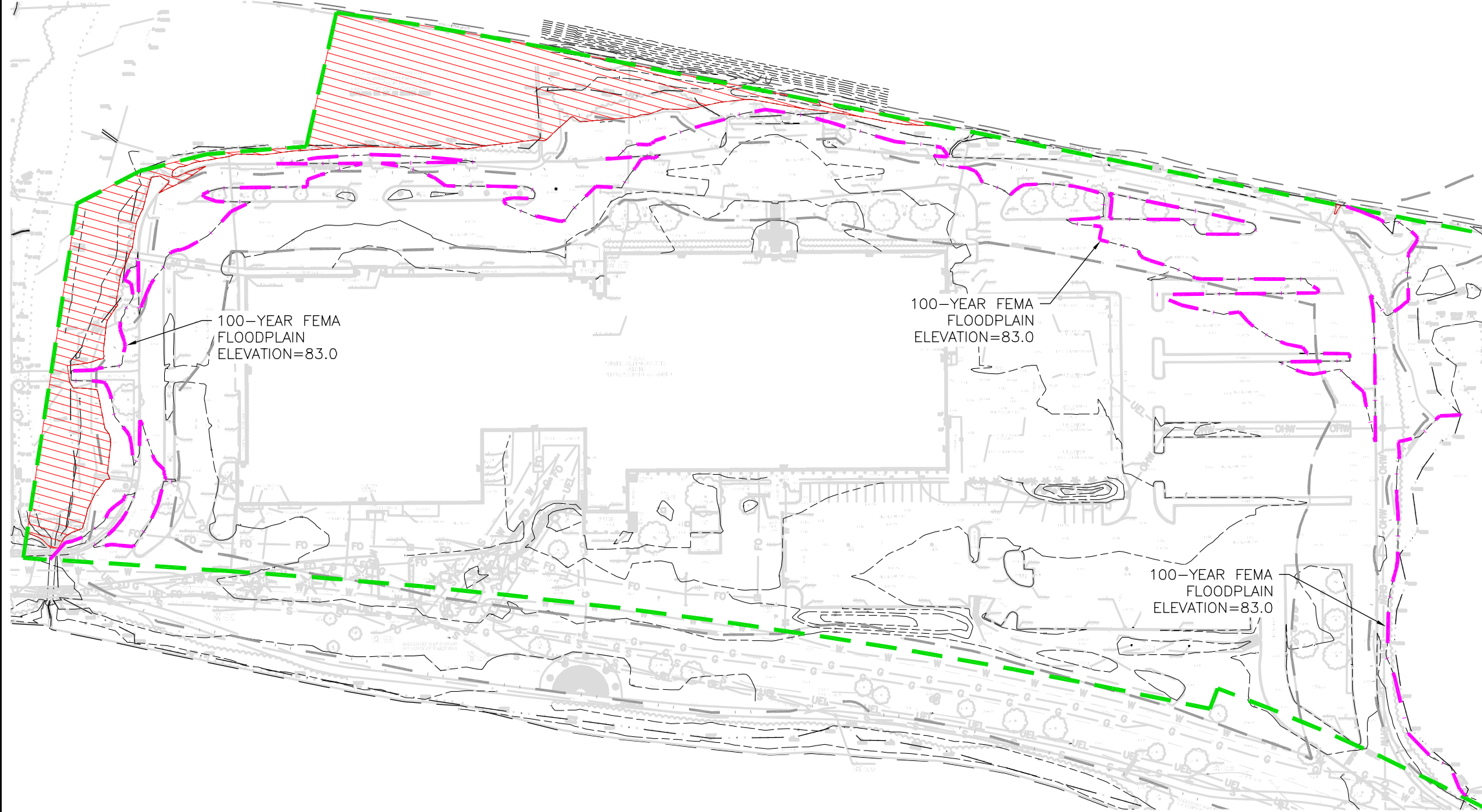
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DRAWING TITLE:
EXISTING FLOOD PLAIN
VOLUME EXHIBIT

SHEET No.
EL.81

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EXISTING FLOODPLAIN VOLUMES:

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ELEVATION 82 TO 83: $(54,749+132,683)/2 = 93,716$ C.F.

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100-YEAR FLOODPLAIN FEMA ZONE "AE" ELEVATION=83.0.
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DATED JUNE 4, 2010, PANEL 25017C0314E.

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

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COMPANY, LLC
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:

**200 - 400 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA**

| | | | |
|--------------|-----------|-------------|------------|
| PROJECT NO. | 1623-11 | DATE: | 08/03/2021 |
| SCALE: | 1" = 120' | DWG. NAME: | FLOODPLAIN |
| DESIGNED BY: | ND | CHECKED BY: | TW |

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

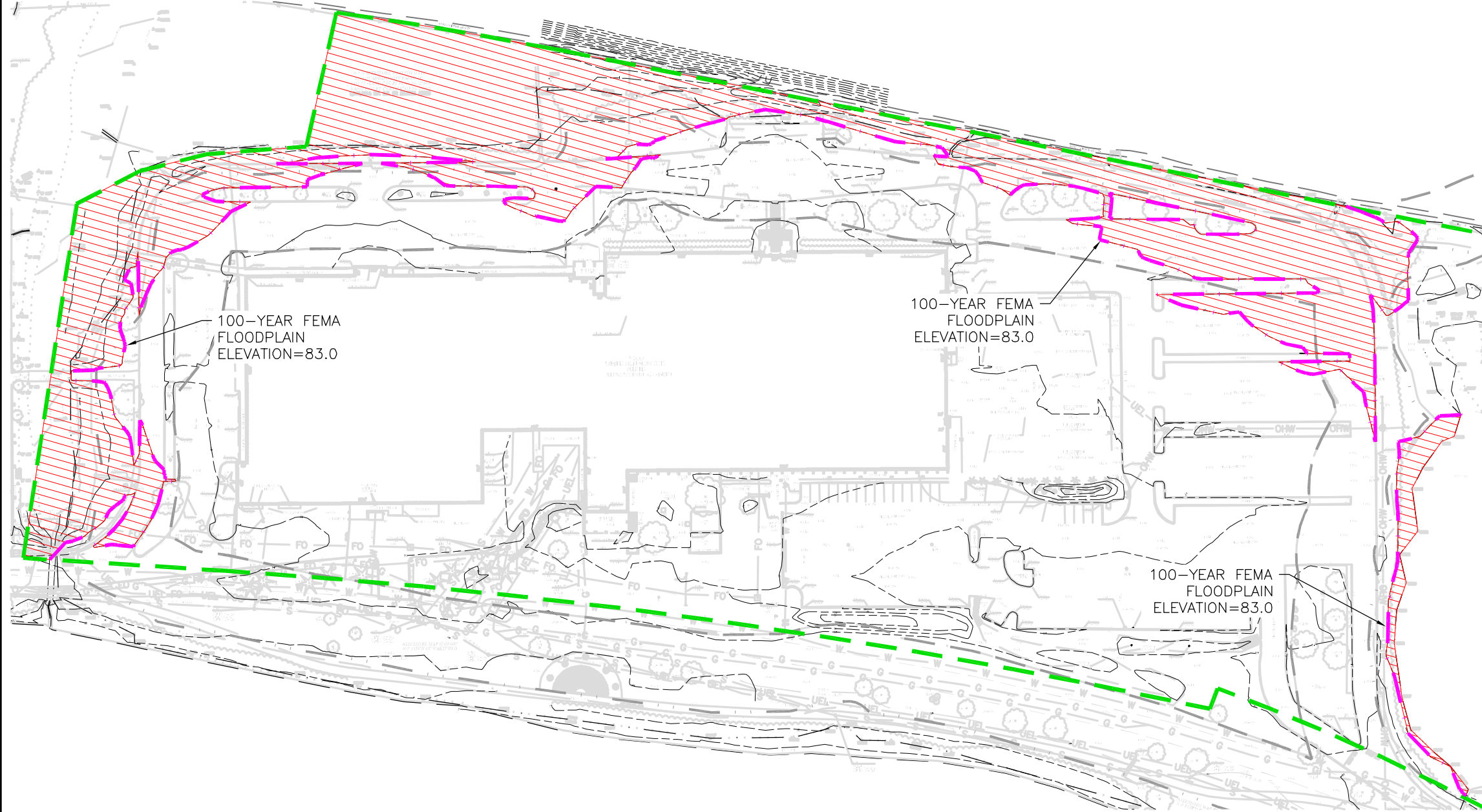
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DRAWING TITLE:
**EXISTING FLOOD PLAIN
VOLUME EXHIBIT**

SHEET No.
EL.82

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EXISTING FLOODPLAIN VOLUMES:

ELEVATION 80 TO 81: UNDISTURBED
ELEVATION 81 TO 82: $(11,883+54,749)/2 = 33,291$ C.F.
ELEVATION 82 TO 83: $(54,749+132,683)/2 = 93,716$ C.F.

TOTAL=127,007 CUBIC FEET (C.F.)

100-YEAR FLOODPLAIN FEMA ZONE "AE" ELEVATION=83.0.
REFERENCE FEMA FLOOD INSURANCE RATE MAP (FIRM)
DATED JUNE 4, 2010, PANEL 25017C0314E.

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

N:\PROJECTS\1623-11\CIVIL\DRAWINGS\CURRENT\RESOURCE AREA EXHIBITS\C-1623-11 -EXISTING FLOODPLAIN EXHIBITS.DWG

APPLICANT/OWNER:
CCF QUANNAPOWITT PROPERTY
COMPANY, LLC
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:

200 - 400 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA

| | | | |
|--------------|-----------|-------------|------------|
| PROJECT NO. | 1623-11 | DATE: | 08/03/2021 |
| SCALE: | 1" = 120' | DWG. NAME: | FLOODPLAIN |
| DESIGNED BY: | ND | CHECKED BY: | TW |

PREPARED BY:



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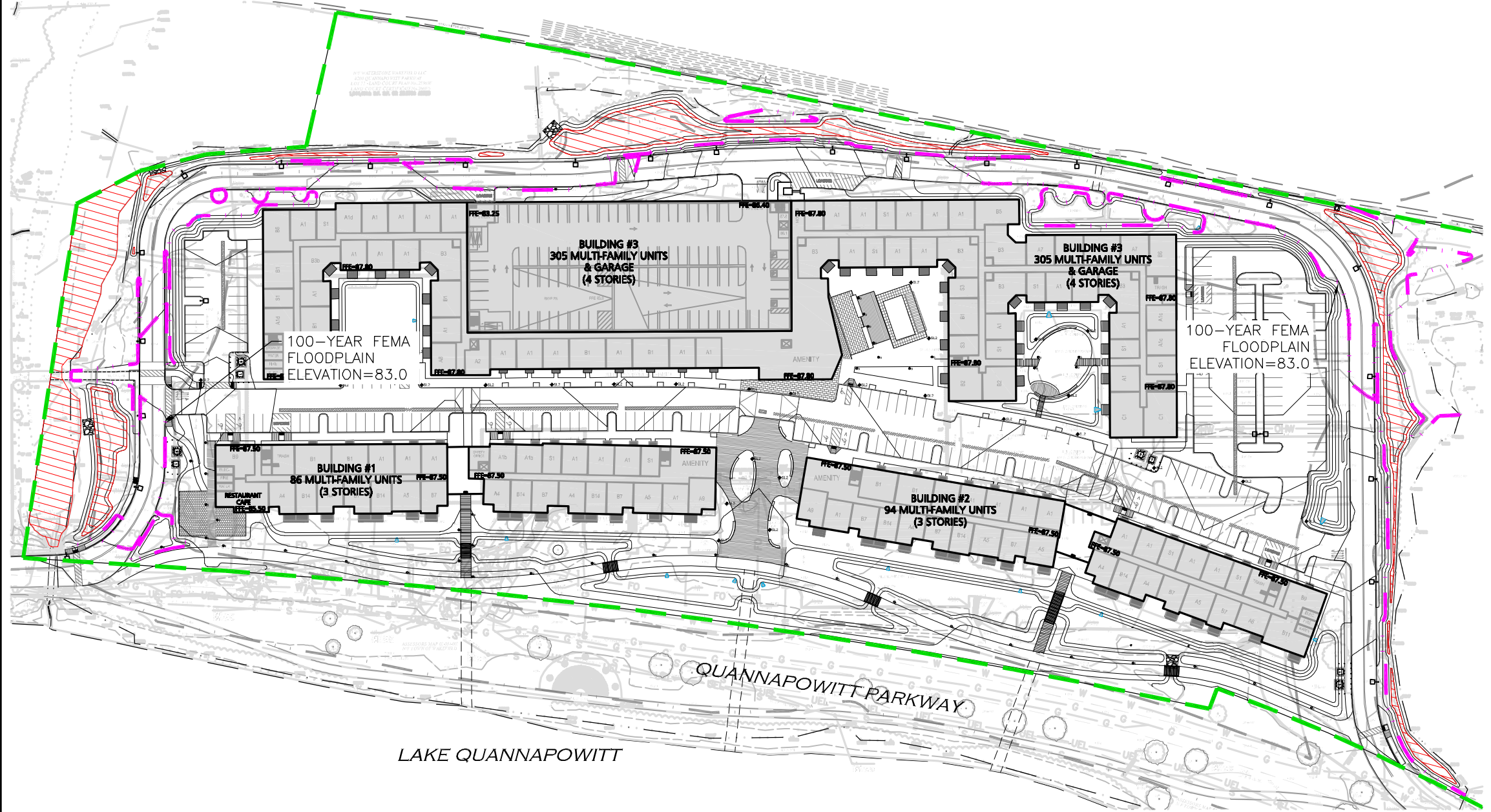
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DRAWING TITLE:
EXISTING FLOOD PLAIN
VOLUME EXHIBIT

SHEET No.

EL.83

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PROPOSED FLOODPLAIN VOLUMES:

ELEVATION 80 TO 81: UNDISTURBED
ELEVATION 81 TO 82: $(27,793+81,220)/2 = 54,506$ C.F.
ELEVATION 82 TO 83: $(81,220+136,561)/2 = 108,891$ C.F.

TOTAL=163,379 CUBIC FEET (C.F.)

100-YEAR FLOODPLAIN FEMA ZONE "AE" ELEVATION=83.0.
REFERENCE FEMA FLOOD INSURANCE RATE MAP (FIRM)
DATED JUNE 4, 2010, PANEL 25017C0314E.

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

APPLICANT/OWNER:
CCF QUANNAPOWITT PROPERTY
COMPANY, LLC
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:
**200 - 400 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA**

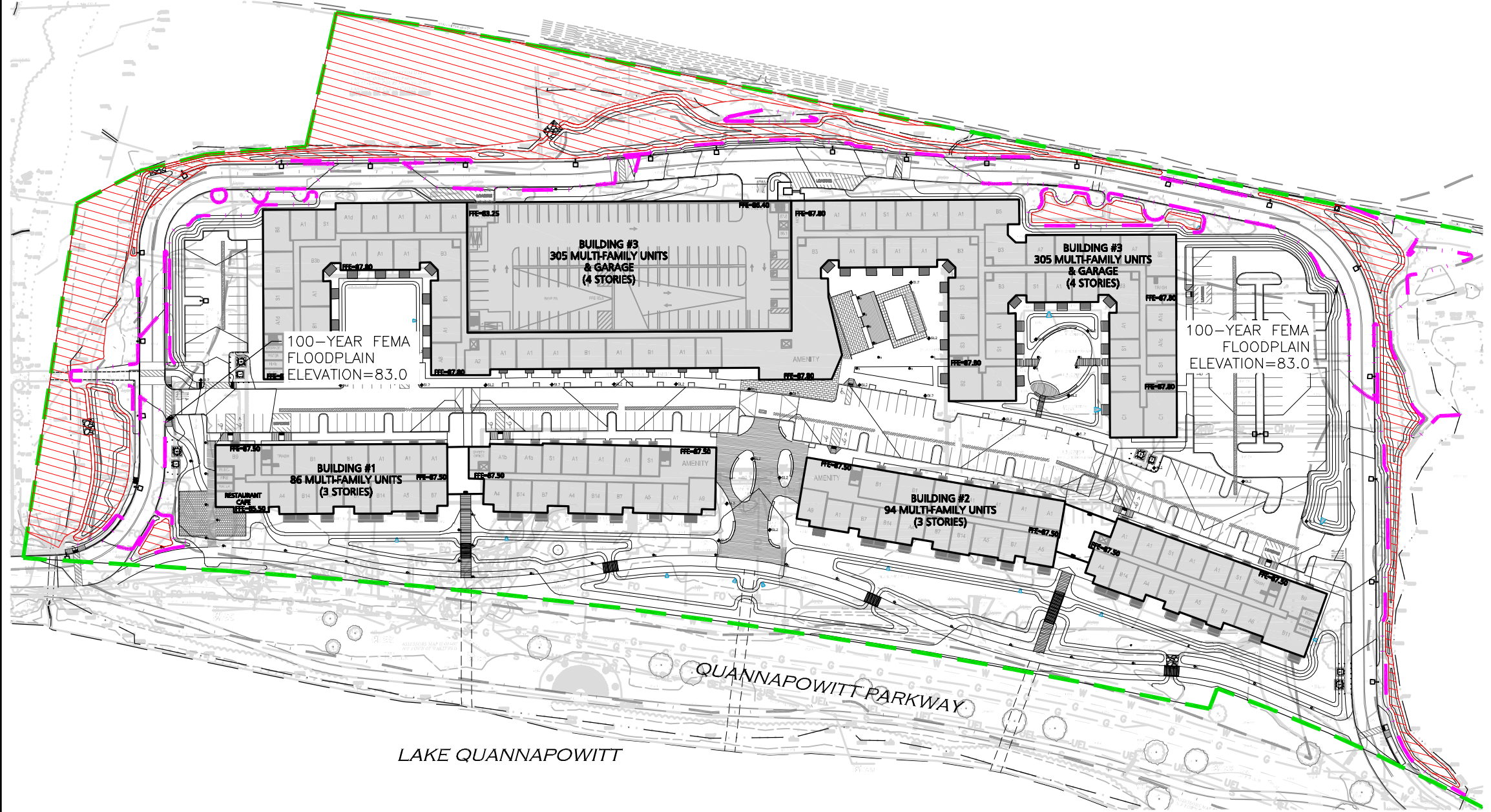
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| PROJECT NO. | 1623-11 | DATE: | 08/03/2021 |
| SCALE: | 1" = 120' | DWG. NAME: | FLOODPLAIN |
| DESIGNED BY: | ND | CHECKED BY: | TW |

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| DRAWING TITLE: PROPOSED FLOOD PLAIN VOLUME EXHIBIT | SHEET No. EL.81 |
|--|---------------------------|



PROPOSED FLOODPLAIN VOLUMES:

ELEVATION 80 TO 81: UNDISTURBED
ELEVATION 81 TO 82: $(27,793+81,220)/2 = 54,506$ C.F.
ELEVATION 82 TO 83: $(81,220+136,561)/2 = 108,891$ C.F.

TOTAL=163,379 CUBIC FEET (C.F.)

100-YEAR FLOODPLAIN FEMA ZONE "AE"
ELEVATION=83.0. REFERENCE FEMA FLOOD
INSURANCE RATE MAP (FIRM) DATED JUNE 4,
2010, PANEL 25017C0314E.

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

APPLICANT/OWNER:
CCF QUANNAPOWITT PROPERTY
COMPANY, LLC
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:
**200 - 400 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA**

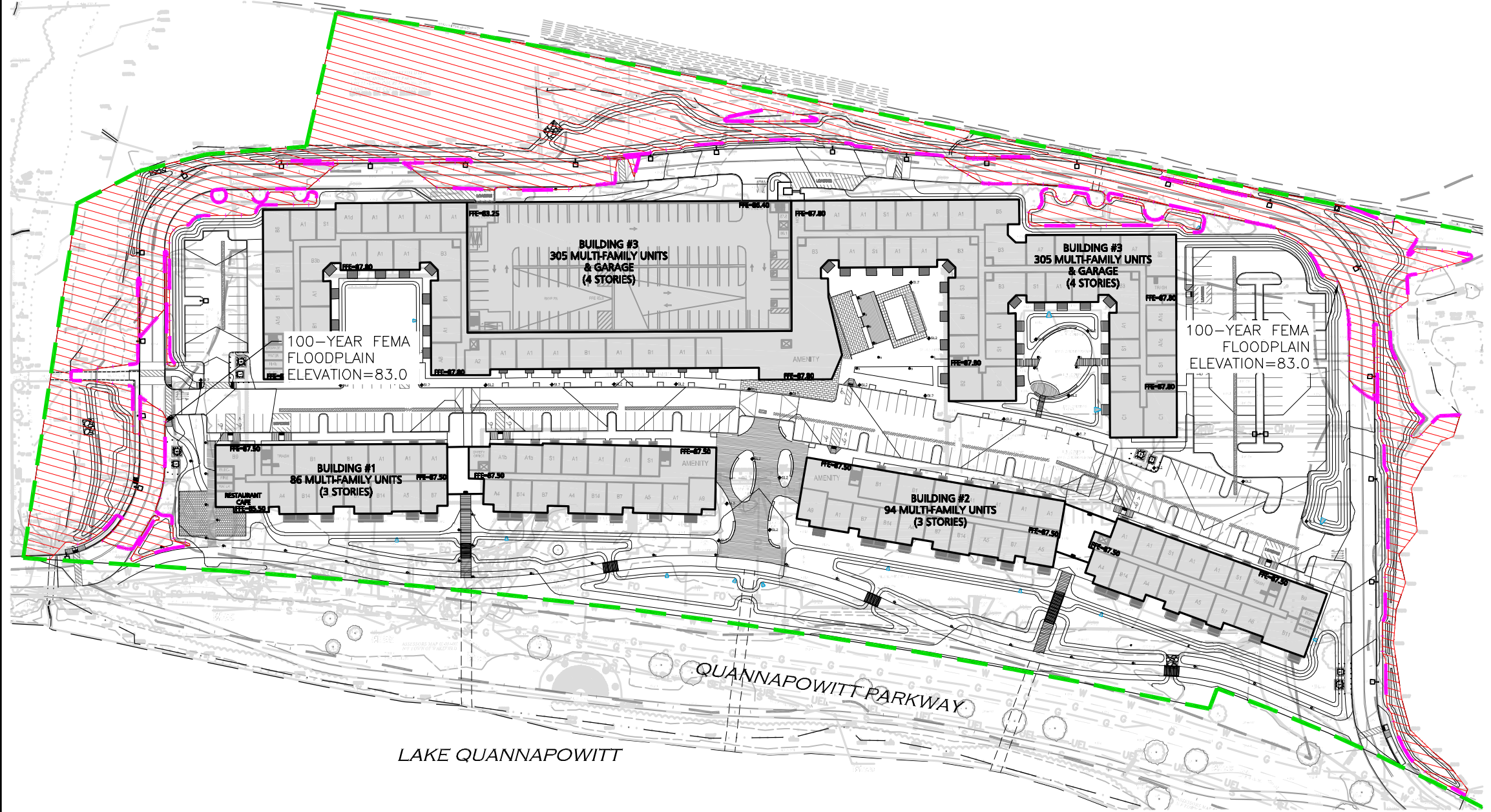
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| PROJECT NO. | 1623-11 | DATE: | 08/03/2021 |
| SCALE: | 1" = 120' | DWG. NAME: | FLOODPLAIN |
| DESIGNED BY: | ND | CHECKED BY: | TW |

PREPARED BY:

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| | |
|--|---------------------------|
| DRAWING TITLE: PROPOSED FLOOD PLAIN VOLUME EXHIBIT | SHEET No. EL.82 |
|--|---------------------------|



PROPOSED FLOODPLAIN VOLUMES:

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ELEVATION 82 TO 83: $(81,220+136,561)/2 = 108,891$ C.F.

TOTAL=163,379 CUBIC FEET (C.F.)

100-YEAR FLOODPLAIN FEMA ZONE "AE"
ELEVATION=83.0. REFERENCE FEMA FLOOD
INSURANCE RATE MAP (FIRM) DATED JUNE 4,
2010, PANEL 25017C0314E.

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

APPLICANT/OWNER:
CCF QUANNAPOWITT PROPERTY
COMPANY, LLC
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:
**200 - 400 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA**

| | | | |
|--------------|-----------|-------------|------------|
| PROJECT NO. | 1623-11 | DATE: | 08/03/2021 |
| SCALE: | 1" = 120' | DWG. NAME: | FLOODPLAIN |
| DESIGNED BY: | ND | CHECKED BY: | TW |

PREPARED BY:

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FAX: (781) 935-2896
WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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| | |
|--|---------------------------|
| DRAWING TITLE: PROPOSED FLOOD PLAIN VOLUME EXHIBIT | SHEET No. EL.83 |
|--|---------------------------|

DOHERTY DEVELOPMENT ASSOCIATES, LLC

766

| OUR REF. NO. | YOUR INV. NO. | INVOICE DATE | INVOICE AMOUNT | AMOUNT PAID | DISCOUNT TAKEN | NET CHECK AMOUNT |
|--------------|-----------------|--------------|----------------|-------------|----------------|------------------|
| 007493 | 200 Quannap NOI | 3/8/2021 | 2,350.00 | 2,350.00 | 0.00 | 2,350.00 |

DOHERTY DEVELOPMENT ASSOCIATES, LLC

185 DARTMOUTH STREET, SUITE 402
BOSTON, MA 02116
(617) 603-4000

BERKSHIRE BANK
53-7169/2118

CHECK DATE

CONTROL NO.

CHECK AMOUNT

3/9/2021

000766

\$*****2,350.00

PAY

Two Thousand Three Hundred Fifty and 00/100----- USDOLLARS

TO THE
ORDER
OF

COMMONWEALTH OF MASSACHUSETTS



AUTHORIZED SIGNATURE

⑈000766⑈ ⑆211871691⑆ 582929993⑈

Security features. Details on back.

DOHERTY DEVELOPMENT ASSOCIATES, LLC

768

| OUR REF. NO. | YOUR INV. NO. | INVOICE DATE | INVOICE AMOUNT | AMOUNT PAID | DISCOUNT TAKEN | NET CHECK AMOUNT |
|--------------|-----------------|--------------|----------------|-------------|----------------|------------------|
| 007492 | 200 Quannap NOI | 3/8/2021 | 2,375.00 | 2,375.00 | 0.00 | 2,375.00 |

768

DOHERTY DEVELOPMENT ASSOCIATES, LLC

185 DARTMOUTH STREET, SUITE 402
BOSTON, MA 02116
(617) 603-4000

BERKSHIRE BANK
53-7169/2118

CHECK DATE

CONTROL NO.

CHECK AMOUNT

3/9/2021

000768


\$*****2,375.00

PAY

Two Thousand Three Hundred Seventy-Five and 00/100----- USDOLLARS

TO THE
ORDER
OF

TOWN OF WAKEFIELD



AUTHORIZED SIGNATURE

⑈000768⑈ ⑆211871691⑆ 582929993⑈

Security features. Details on back.

DOHERTY DEVELOPMENT ASSOCIATES, LLC

769

| OUR REF. NO. | YOUR INV. NO. | INVOICE DATE | INVOICE AMOUNT | AMOUNT PAID | DISCOUNT TAKEN | NET CHECK AMOUNT |
|--------------|-----------------|--------------|----------------|-------------|----------------|------------------|
| 007494 | NOI HEARING NOT | 3/8/2021 | 112.00 | 112.00 | 0.00 | 112.00 |

769

DOHERTY DEVELOPMENT ASSOCIATES, LLC

185 DARTMOUTH STREET, SUITE 402
BOSTON, MA 02116
(617) 603-4000

BERKSHIRE BANK
53-7169/2118

CHECK DATE

CONTROL NO.

CHECK AMOUNT

3/9/2021

000769

\$*****112.00

PAY

One Hundred Twelve and 00/100-----USDOLLARS

TO THE
ORDER
OF

WAKEFIELD DAILY ITEM


AUTHORIZED SIGNATURE

⑈000769⑈ ⑆211871691⑆ 582929993⑈

Security features. Details on back.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:
 313-578
 MassDEP File #

eDEP Transaction #
 Wakefield
 City/Town

A. General Information

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

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



1. From: Wakefield
Conservation Commission

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

3. To: Applicant:

Nico Recine
 a. First Name b. Last Name

Waterstone Wakefield LLC

c. Organization

322 Reservoir Street

d. Mailing Address

Needham MA 02494

e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

Same
 a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

200 Quannapowitt Parkway Wakefield

a. Street Address b. City/Town

01 36-AM1

c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: 42d31m15Ns 71d05m05Ws

d. Latitude e. Longitude



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

313-578

MassDEP File #

eDEP Transaction #

Wakefield

City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
 Middlesex So.
 a. County 1522 b. Certificate Number (if registered land) 30
 c. Book 5/23/19 d. Page 5/23/19
7. Dates: 4/4/19 5/23/19 5/23/19
 a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
 200 Quannapowitt Parkway, Wakefield MA - Sheets C-103, C-105, c-503, L-101, plus undated plan showing revises wetlands flags at WFG 47-49 & WFG 8.2 & 8.2 added.
 Allen & Major Associates, Inc. Timothy J. Williams, P.E.
 b. Prepared By c. Signed and Stamped by
4/22/19 As Noted
 d. Final Revision Date e. Scale
 Operations and Maintenance Plan from Drainage Report 4/9/19
 f. Additional Plan or Document Title g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:
- Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:
- a. ☐ Public Water Supply b. ☐ Land Containing Shellfish c. ☒ Prevention of Pollution
 d. ☐ Private Water Supply e. ☐ Fisheries f. ☒ Protection of Wildlife Habitat
 g. ☒ Groundwater Supply h. ☐ Storm Damage Prevention i. ☐ Flood Control
2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

313-578

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Wakefield

City/Town

B. Findings (cont.)

Denied because:

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

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

| Resource Area | Proposed Alteration | Permitted Alteration | Proposed Replacement | Permitted Replacement |
|---|--|--|--|--|
| 4. <input type="checkbox"/> Bank | <u> </u> a. linear feet | <u> </u> b. linear feet | <u> </u> c. linear feet | <u> </u> d. linear feet |
| 5. <input type="checkbox"/> Bordering Vegetated Wetland | <u> </u> a. square feet | <u> </u> b. square feet | <u> </u> c. square feet | <u> </u> d. square feet |
| 6. <input type="checkbox"/> Land Under Waterbodies and Waterways | <u> </u> a. square feet | <u> </u> b. square feet | <u> </u> c. square feet | <u> </u> d. square feet |
| | <u> </u> e. c/y dredged | <u> </u> f. c/y dredged | | |
| 7. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding | <u> </u> a. square feet | <u> </u> b. square feet | <u> </u> c. square feet | <u> </u> d. square feet |
| Cubic Feet Flood Storage | <u> </u> e. cubic feet | <u> </u> f. cubic feet | <u> </u> g. cubic feet | <u> </u> h. cubic feet |
| 8. <input type="checkbox"/> Isolated Land Subject to Flooding | <u> </u> a. square feet | <u> </u> b. square feet | | |
| Cubic Feet Flood Storage | <u> </u> c. cubic feet | <u> </u> d. cubic feet | <u> </u> e. cubic feet | <u> </u> f. cubic feet |
| 9. <input checked="" type="checkbox"/> Riverfront Area | <u>47,595</u> | <u>47,595</u> | | |
| | <u>(Temporary)</u> | <u>b. total sq. feet</u> | | |
| Sq ft within 100 ft | <u>14,045 (Temporary)</u> | <u>14,045</u> | | |
| Sq ft between 100-200 ft | <u>33,550</u> | <u>d. square feet</u> | <u>e. square feet</u> | <u>f. square feet</u> |
| | <u>(Temporary)</u> | <u>33,550</u> | <u>h. square feet</u> | <u>i. square feet</u> |
| | | | <u>j. square feet</u> | |



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

313-578

MassDEP File #

eDEP Transaction #

Wakefield

City/Town

B. Findings (cont.)

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

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Wakefield

City/Town

B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☐ Restoration/Enhancement *:

a. square feet of BVW

b. square feet of salt marsh

24. ☐ Stream Crossing(s):

a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on _____ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

313-578

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eDEP Transaction #

Wakefield

City/Town

C. General Conditions Under Massachusetts Wetlands Protection Act

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

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]

"File Number 313-578 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

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MassDEP File #

eDEP Transaction #

Wakefield

City/Town

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

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

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

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



Massachusetts Department of Environmental Protection
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WPA Form 5 – Order of Conditions

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

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Wakefield

City/Town

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

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

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

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

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

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Wakefield

City/Town

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

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

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

See attached Standard Conditions 21 - 70.

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



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

Provided by MassDEP:

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eDEP Transaction #

Wakefield

City/Town

D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☐ Yes ☒ No
2. The _____ hereby finds (check one that applies):
Conservation Commission
 - a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

| | |
|---------------------------------------|-------------------|
| 1. Municipal Ordinance or Bylaw _____ | 2. Citation _____ |
|---------------------------------------|-------------------|

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

| | |
|---------------------------------------|-------------------|
| 1. Municipal Ordinance or Bylaw _____ | 2. Citation _____ |
|---------------------------------------|-------------------|
3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

313-570

MassDEP File #

eDEP Transaction #

Wetfield

City/Town

E. Signatures

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



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

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

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

6/13/19
1. Date of Issuance

4
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy must be mailed, hand delivered or filed electronically at the same time with the appropriate MassDEP Regional Office.

Signatures:

[Signature]
[Signature]
[Signature]

[Signature]

☐ by hand delivery on

☒ by certified mail, return receipt requested, on

Date

Date 6/13/19

F. Appeals

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:
313-578
MassDEP File #

eDEP Transaction #
Wakefield
City/Town

G. Recording Information

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

Wakefield

Conservation Commission

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

To:

Wakefield

Conservation Commission

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

200 Quannapowitt Parkway

Project Location

313-578

MassDEP File Number

Has been recorded at the Registry of Deeds of:

Middlesex So.

County

Book

Page

for:

Property Owner

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

Book

Page

In accordance with the Order of Conditions issued on:

Date

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

Instrument Number

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

Document Number

Signature of Applicant

Wakefield Conservation Commission
Standard Order of Conditions

GENERAL: *(See also conditions special to this project at end of document)

21. This Order shall be made part of all contracts and subcontracts dealing with the work proposed and shall supersede any other conflicting contract requirements. A copy of this Order of Conditions, as well as all approved plans and documents referenced in Section A8, shall be available upon request at the on-site office* of the Applicant upon commencement of any site work and shall be made available to any person doing work on the site. *(or home, for residential projects)
22. In conjunction with the transfer of ownership, interest, or control of the property subject to this Order and/or transfer of contract to perform the work conditioned by this Order, in its entirety or of individual units, the Applicant shall submit to the Commission (hereafter referred to as the Commission) a statement signed by the successor(s) that she/he is aware of an outstanding Order of Conditions on the site and has accepted responsibility per General Condition 16.
23. Any errors found in the plans or information submitted by the Applicant shall be considered as changes and the procedures outlined in DEP General Condition 14 and Wakefield Standard Condition 23 shall be followed.
24. If the Commission finds, by majority vote, changes as referenced in General Condition 14 to be significant and/or to deviate from the original plans, the Notice of Intent, or this Order of Conditions; then the Commission may require a new Notice of Intent or call for another public hearing within 21 days, at the expense of the Applicant, in order to take testimony from all interested parties. Within 21 days of the close of said hearing, the Commission shall issue an amended or new Order of Conditions.
25. Issuance of these conditions does not in any way imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of water damage.
26. No clearing of vegetation, including trees, or disturbance of soil on any areas within 100 feet of any wetland resource area shall occur prior to the Preconstruction Meeting, except such minimal disturbance required in order to stake the required limit of work and/or erosion control barrier.
27. The Commission authorizes its designated Agent to act on its behalf in determining compliance with the Conditions stated herein. The Agent or members of the Commission may enter and inspect the property and the project pursuant to DEP General Condition 15 until a Certificate of Compliance is issued.
28. The Applicant agrees with the Commission's position that the Order of Conditions as written, individually or as a group, protects the Interests of the Act. In the event that an Enforcement Order is issued to the Applicant and/or the property owner and the Applicant and/or the property owner fails to act after five days from the receipt of said Enforcement Order, the Commission may satisfy the requirements of the Enforcement Order and the Applicant agrees to reimburse the Commission for all administrative costs and other expenses required to satisfy the Enforcement Order including but not limited to all costs incurred by the Town due to the use of its own resources or the use of outside resources including the employment of experts, specialized contractors or any other individual or organization it deems necessary to satisfy the requirements of the Enforcement Order.

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29. As applicable, it is the responsibility of the property owner to maintain the infiltration system and swales as specified in the Operation and Maintenance Plan to ensure that they function properly. This condition shall exist in perpetuity and shall be recorded as such in the Certificate of Compliance. On the sale of the property, the Applicant shall provide the new owner with a copy of the Operation and Maintenance Plan. At each subsequent sale of the property, the then current owner shall provide a copy of the Operation and Maintenance Plan to the new owner. A copy of the new owner's acknowledgement of receipt of the Operation and Maintenance Plan shall be sent to the Commission. This condition shall exist in perpetuity and shall be recorded as such in the Certificate of Compliance. The location of the inspection ports for the infiltration systems shall be permanently marked at or above ground level. As part of the as-built plan, the engineer shall certify through direct observation and photographs that the system is installed as designed.

PRECONSTRUCTION: *(See also conditions special to this project at end of document)

30. Prior to the commencement of any activities on the project site, the Applicant shall notify the Commission to arrange an on-site, preconstruction meeting among the Commission and the Applicant to ensure that all of the conditions of this Order are understood. Any person performing work on the activity that is the subject of this Order of Conditions is individually responsible for understanding and complying with the requirements of this Order of Conditions.
31. Prior to the commencement of activities on the project site, the Applicant shall furnish the Commission the following (if applicable):
 - a) N.P.D.E.S. Notice of Intent
 - b) Final Stormwater Pollution Prevention Plan (FSWPPP)
 - c) Prior to the commencement of activities on the project site, Applicant shall provide the Commission with all applicable FSWPPP approvals.
32. Prior to the commencement of any activities on the project site, the Applicant shall inform the Commission in writing of the names, addresses, business and mobile and/or home telephone numbers of both the project supervisor who will be responsible for ensuring on-site compliance with this Order and his/her alternate. The Applicant shall also notify the Commission in writing of any changes in this information.
33. Prior to the commencement of activities on the project site, the Applicant shall submit the documents listed below. These documents shall be updated regularly until construction on the project is complete. Documents shall include the following:
 - a) Photographs depicting the project site along the wetland boundary and between the wetland and limit of work line.
 - b) Construction sequencing and schedule, if work in wetland area.
34. Prior to the commencement of activities on the project site, all wetland flags within 100 feet of any proposed work shall be refreshed by placing new flags in the same location as the old flags. If flags are missing, they shall be replaced by accurate survey methods. See also DEP General Condition 17.
35. Prior to the commencement of activities on the project site, all trees greater than six (6) inches in diameter that are to be saved shall be protected from inadvertent damage by

Wakefield Conservation Commission
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strapping boards around the trunk from ground level to a height of at least eight (8) feet. The Commission shall approve completion of this protective measure in writing. Such measures shall be maintained until all earthwork and grading is complete. Trees that are not to be saved shall be cut and the stumps removed.

36. Any tree over six (6) inches in diameter that is removed in a jurisdictional area shall be replaced per linear foot. This may be accomplished through the use of landscaping bushes or trees as long as the linear foot requirement is met. If there is insufficient room on the lot for replanting, the Applicant shall be charged \$10.00 per linear foot. This amount will be donated to the Commission Tree Fund to be used for planting at a site of their choosing. The Commission shall review and approve any planting plans prior to the commencement of construction.
37. Prior to the any soil disturbance, the proposed limit of work shall be clearly marked with stakes, flags, or fencing, and shall be approved in writing by the Commission. Such markers shall be maintained until all work on the site's perimeter is complete. All workers shall be informed that no activity is to occur beyond this line at any time.
38. Prior to any soil disturbance on the site, an E&SC barrier shall be placed between all project activities and wetlands areas, and shall be inspected and approved in writing by the Commission. Said barrier may consist of a row of double-staked hay bales backed by a filter fabric fence, installed in accordance with E&SC Guidelines for Urban and Suburban Areas (DEP & NRCS, 1997), or of another perimeter control BMP if previously approved in writing by the Commission.
39. The Applicant shall have on hand at the start of any soil disturbance, removal or stockpiling, a minimum of 10 hay bales in good condition and sufficient stakes for securing these bales. Said bales shall be used only for the control of emergency erosion, and shall be installed as described in Condition 37. An emergency-use only reserve of products for other methods of E&SC, if previously approved in writing by the Commission, may be substituted.
40. All pesticides within the 100 buffer zone to a resource area, or within a resource area, shall be used in conformity with the product label and state law. Any applicator hired by the Applicant shall be licensed by the state. No fertilizer shall be used within 25' of a resource area. In the remainder of the 100' buffer zone, only fertilizers with water insoluble nitrogen shall be used, and their use shall be kept to a minimum. No fertilizer with phosphorus shall be used. This condition shall be ongoing and shall appear in the Certificate of Compliance..

DURING CONSTRUCTION: *(See also conditions special to this project at end of document)

41. Accepted engineering and construction standards shall be followed in the completion of this project. This includes proper installation and maintenance of Erosion & Sediment Control (E&SC) Best Management Practices (BMPs) per applicable DEP, US Department of Agriculture Natural Resource Conservation Service (NRCS), and/or manufacturers' guidelines.
42. As applicable, the contractor shall install temporary erosion controls on all detention basin outlet pipes and all stormwater drainage system outlet pipes until the construction of the basins, sediment forebays or swales has been completed and all surfaces on the site have been stabilized. The drainage system shall be inspected and cleaned prior to the issuance of a Certificate of Compliance.

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43. The erosion control barrier shall be maintained per Condition 37 until all stabilization efforts are inspected and approved in writing by the Commission. Upon completion of the project, the Applicant shall remove and discard all E&SC materials determined to be detrimental to the resource areas.
44. The Owner must maintain erosion control devices and check on a weekly basis and after any rain event totaling more than 0.5" of precipitation over any 24-hour period. Hay bales, or other approved device, shall be maintained and replaced on an as-needed basis, unless the Commission or Agent determines otherwise. Accumulated sediment upgradient of erosion control devices shall be removed immediately if its depth exceeds 6 inches or every two weeks during construction.
45. The erosion control specifications provided in the Notice of Intent and stated in the Order of Conditions will be the minimum standards for this project. Additional or modified erosion control measures may be required by the Commission at any time before, during, and after construction.
46. As applicable, all existing and new catch basins or stormwater inlets (immediately upon their installation) on and immediately adjacent to the site shall be protected by Silt Sacks to prevent sediment from entering the drainage system. Silt sacks, or similar device, shall be maintained and regularly cleaned of sediments until all areas associated with the work permitted by this Order of Conditions have been permanently stabilized and the Commission and/or Staff has formally approved their removal. Filter fabric placed under the inlet rim is not an acceptable substitute for silt sacks.
47. In any dewatering or draw down activities on the project, water shall not be directly released into any resource area or storm drainage system tributary to a resource area. Water from dewatering activities shall make use of a Dirt Bag® or similar device to remove sediment before the water is released. This requirement also applies to discharge of any and all construction-generated runoff, whether released by gravity or pumped.
48. After proper grading, all disturbed areas except those areas designated as compensatory wetlands, natural buffer zone and land under water shall be brought to final finished grade and stabilized permanently against erosion. This shall be done either by sodding, or by loaming with a minimum of 6 inches of topsoil, seeding, and mulching according to E&SC Guidelines for Urban and Suburban Areas (DEP & NRCS, 1997). If the latter course is chosen, achievement of stabilization is considered to be when the surface shows complete vegetative cover. This shall be measured by at least 80% coverage by established vegetation. Bare ground that cannot be permanently stabilized within 30 days shall be stabilized by temporary measures.
49. Bare ground in the Buffer Zone that cannot be permanently stabilized within thirty (30) days shall be stabilized by a temporary cover of rye or other grass should be established following U.S. Natural Resource Conservation Service (NRCS) procedures to prevent erosion and sedimentation. If the season is not appropriate for plant growth, exposed surfaces shall be stabilized by straw, jute netting, or other NRCS approved methods. Any stabilization materials such as jute netting shall be firmly anchored to prevent them from being washed from slopes by rain or flooding.
50. As applicable, prior to final surfacing of the detention basins or infiltration basins, all accumulated silt and debris shall be removed up to the naturally occurring soil. The basin shall be inspected by the Commission or Agent.

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51. No unsuitable material of any kind (stumps, roots, trash, debris, etc.) may be buried, placed or dispersed on the property.
52. There shall be no stockpiling of soil or other materials within 25 feet of any resource area. All stockpiled material located within the buffer zone shall be stored as far away from the wetland area as possible and surrounded by a double row of staked hay bales. At no time shall any debris or other waste material be buried or disposed of within a Resource Area or Buffer Zone.
53. Concrete trucks and other vehicles shall not be washed out in any wetland resource area or within 50 feet of wetland resource area or into any stormwater drainage system.
54. During and after work on this project, there shall be no discharge or spillage of fuel, oil, or other pollutants into any resource area. The Applicant shall take all reasonable precautions to prevent the release of pollutants by ignorance, accident, or vandalism.
55. There shall be no above ground or underground storage of fuel oils, gasoline or other hazardous substances or pollutants allowed within any wetland resource area, riverfront area or within the 100-foot buffer zone. This condition shall survive this Order of Conditions, and shall run with the title of the property.
56. Street sweeping to eliminate any siltation and deposited material on paved surfaces on and immediately adjacent to the project site during construction shall be provided, as necessary, until all affected surfaces of the site have been stabilized.
57. The Applicant and his successors in ownership shall not store any plowed snow within 100 feet of the wetlands or adjacent to the site or adjacent to any of the detention/infiltration basins, constructed wetlands or swales or in any locations where the snowmelt water would drain directly to any of these systems without passing through the stormwater treatment systems (catch basins, stormwater treatment units, sediment forebays or bioretention swales). Snow storage shall be limited to those areas shown on the final approved plans, if applicable.
58. The Applicant and his successors in ownership shall not store or dump any landscape debris including leaves, grass clippings, brush, or other debris within 10 feet of the wetlands or in any portion of the stormwater management system.
59. No new earthen embankment in the buffer zone shall have a slope steeper than 2:1.
60. No on-site wells for irrigation shall be constructed within 100 feet of any wetland resource area or within the Riverfront Area without the filing of a new Notice of Intent with the Commission.
61. In the event there is a pool to be drained (partially or fully), the pool water shall be neutralized prior to discharge onto or over land.

CERTIFICATE of COMPLIANCE: *(See also conditions special to this project at end of document)

62. The Applicant is required to apply for a Certificate of Compliance within 90 days of completion of the project to clear the property title.
63. The following information shall be submitted with the Request for Certificate of Compliance:

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- a. A certification from a Massachusetts Registered Professional (Civil) Engineer stating that construction complies in all respects with this Order of Conditions and setting forth deviations, if any exist.
- b. Two sets of field surveyed as-built site plans prepared, signed and stamped by a Massachusetts Registered Professional Land Surveyor or a Massachusetts Registered Professional (Civil) Engineer. The as-built plan shall include, at a minimum, and as applicable to the project, elevations of all pipe inverts and outlets, pipe sizes, other drainage structures, and materials; all other drainage structures, limits of clearing; all structures, pavement and 2 foot contour elevations within 100 feet of wetlands boundaries; locations of wetlands boundaries; all wetland replication areas.
- c. Post-construction photographs or stormwater structure construction/installation, landscaping, buffer area within first 25 feet of wetland, and/or wetland boundary.

PERPETUAL CONDITIONS: *(See also conditions special to this project at end of document)

64. General Condition 16 and Standard Conditions 29, 40, 50, 51, 53, and 54 shall apply in perpetuity and shall not expire with the issuance of a Certificate of Compliance for this project.

CONDITIONS SPECIAL TO THIS PROJECT:

65. Property owner must abide by the Operations and Maintenance Plan as noted in the Drainage Report dated April 9, 2019, and attached to this Order of Conditions.
66. Property owner shall submit a plan to the Commission showing the snow storage areas prior to the commencement of work. This plan shall be given to all snow plow contractors at the beginning of each winter.
67. Prior to the request for a Certificate of Compliance, the developer shall provide for review and approval an as-built drawing in CAD and PDF form including the location of all new drainage, sewer, water, roadway, gas and electric infrastructure. The plan shall also include the as-built volume of any proposed rain gardens and appropriate spot grading to verify the as-built drainage patterns. A letter shall be prepared by a professional engineer, noting all changes between the as-built condition and the approved plan and include a statement that all work has been completed with substantial compliance of the approved plan set.
68. The developer will be required to hire at their expense an Environmental Monitor (EM) to provide review of the construction phase sedimentation control. The EM shall be approved by the DPW based on experience and shall provide the Engineering Division with periodic inspection reports at frequencies outlined within the approved SWPPP.

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69. Applicant shall submit a construction staging/stockpile plan prior to the commencement of work. The plan should highlight that no equipment traffic or stockpiling of material or snow will take place on top of the proposed stormwater infiltration system.
70. If any unmarked drainage pipes are discovered, they shall be brought to the attention of the Commission for further review to ensure proper drainage.



SECTION 5.0
STORMWATER REPORT
(Submitted Under Separate Cover)



SECTION 6.0
SITE DEVELOPMENT PLANS
(Submitted Under Separate Cover)