

Town of Milford Meeting Notice

RECEIVED
MILFORD TOWN CLERK
2021 JAN 13 AM 11:30

Board or Commission: Conservation Commission

Date and Time of Meeting: Wednesday January 20, 2021 at 7.00 P. M

Place of Meeting--Pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, this meeting is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

PUBLIC HEARINGS

Public Hearing access now requires advanced registration. Any member of the public may now register to access the zoom meeting as an attendee. Public attendees will be able to view the zoom LIVE and request to speak at the Public Hearing. Please register with zoom at <http://tiny.cc/c0d2tz>. All testimony at a public hearing, including documents or exhibits, must be in connection with the matter being considered, and confined to the matter at hand, and will be limited to five minutes to allow for the opportunity for others to participate.


7.00pm General Business

Review & Approve minutes

Public Hearings

- 1. Notice of Intent DEP#223-1180** 11-13 Ariana Circle Claro Corporation
- 2. Determination of Applicability** 23 Simon Drive Lloyd and Ann Currie
- 3. Notice of Intent DEP#223-1188** 0 South Union St New England Power Plant
- 4. Notice of Intent DEP#223-1186** 109 Depot St Lisa & Frederico Carneiro
- 5. Notice of Intent DEP#223-1185** 21 Beaver St 85 Realty Corp
- 6. Notice of Intent DEP#223-1187** 26 Beaver St 85 Realty Corp

Signature



Dated

1-13-2021

Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Meeting Minutes

December 16, 2020
MINUTES

Chairman Giampetro called the meeting of the Milford Conservation Commission to order via remote participation at 7:03 P.M. Members in attendance via remote participation were Domingos Roda, Derek Atherton, Joseph Zacchilli and Noel Bontempo. Missing were Edward Ross and Paul Braza.

7:04 P.M. - Motion by Zacchilli/ Roda to approve minutes. Un.5

7:05 P.M.- Certificate of Compliance DEP# 223-1116 67 Field Pond Road Sanylah Crossing.

Motion by Roda/ Bontempo to continue hearing. Un.5

7:06 P.M- Certificate of Compliance- DEP# 223-1129 445 East Main St. Dhanada LLC

Present at hearing was Mark Arnold from Goddard Consulting.

Mr. Arnold stated has submitted restoration plan for both areas. Gave overview of wetlands, previous violations and reshaping of parking area.

Chairman Giampietro concerned with culverts.

Member Roda suggests adding elevations and topal to existing as-built.

Motion by Zacchilli/ Roda to continue hearing. Un.5

7:37 P.M.- Determination of Applicability- 13 Casey Drive Peter Quern

Present at hearing was Peter Quern applicant.

Mr. Quern stated proposing to install and irrigation well. Looking to install of the southside of the driveway. Erosion control will be installed.

Motion by Zacchilli/ Roda to close the public hearing and issue a negative determination with condition siltation barriers to be installed prior to any work being sone. Un. 5

7:43 P.M.- Amended Notice of Intent DEP#223-1180 4-6 Ariana Circle Claro Corporation

Present at hearing was Jude Guavin from Andrew Engineering.

Mr. Guavin gave stated moved proposed dwelling 16 feet.

December 16, 2020
Minutes, Page 2

Chairman Giampetro recommends to re-submit plan and changes.

Motion by Roda/ Zacchilli to issue order of conditions. With conditions orders cannot be approved until the revised plans have been updated and submitted. Un. 4

7:49 P.M.- Notice of Intent DEP#223-1180 11-13 Ariana Circle Claro Corporation

Present at hearing was Jud Guavin from Andrews Engineering and applicant David Claro

Motion by Zacchilli/ Roda to continue hearing. Un.5

7:51 P.M- Notice of Intent DEP#223 26 Beaver St 85 Reality Corp.- continued

7:52 P.M.- Notice of Intent DEP#223-1185 21 Beaver St. 85 Realty Corp

Present at hearing was John Nenart from 85 Reality Corp and Scott Goddard from Goddard Consulting.

Mr. Nenart gave overview of for proposed changes project. Has submitted changes and traffic study to town engineer.

Mr. Goddard stated DEP suggested to close out and old order of conditions on project.

Chairman Giampetro recommends to close out each order separately.

Motion by Zacchilli/ Roda to continue hearing to allow town engineer to review proposed changes. Un.5

8:33 P.M.- Motion by Ross/ Zacchilli to adjourn.

Minutes Recorded by:
Loriann Braza

MILFORD CONSERVATION COMMISSION

Agenda Item # 1

No new information has been submitted to address the detention basin item listed in the following report dated November 10, 2020 (page 2, second bullet)



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

November 10, 2020

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Ariana Estates – 11 & 13 Ariana Circle (Lot 2)
Notice of Intent for an Individual Lot

Dear Mr. Giampietro:

The submittal is a Notice of Intent for 11 & 13 Ariana Circle, an individual lot of Ariana Estates Residential Subdivision. The Applicant is Claro Construction Corp., 81 Camp Street, Milford, MA 01757.

The site consists of 18,005 SF of land, Zoned as General Residential (RA). The parcel refers to the Town Assessors Map 52, Block 293, Lot 2.

This project / Lot has already been in front of the commission at the last meeting on October 21, 2020. The hearing was opened and discussions took place between the commission, applicants representative and abutters. During the meeting the commission had raised some concerns and asked for additional information, specifically, the existing elevations of the brook and elevations of the abutting land on the south side of the brook. The commission then asked the Town Engineer to research any existing files / plans that may contain the above referenced information.

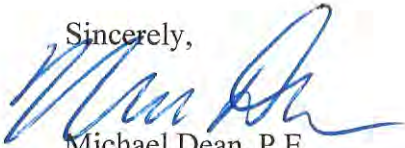
I have reviewed the files and found a filing for a pool installation at 7 Carven Road, the plans have no topography or spot elevations, as this filing was simply to convert a lawn area into an inground pool area. The Town's GIS shows the abutting land at an approximate elevation of 270, see the attached Exhibit.

Following a review of the submitted documents I offer the following:

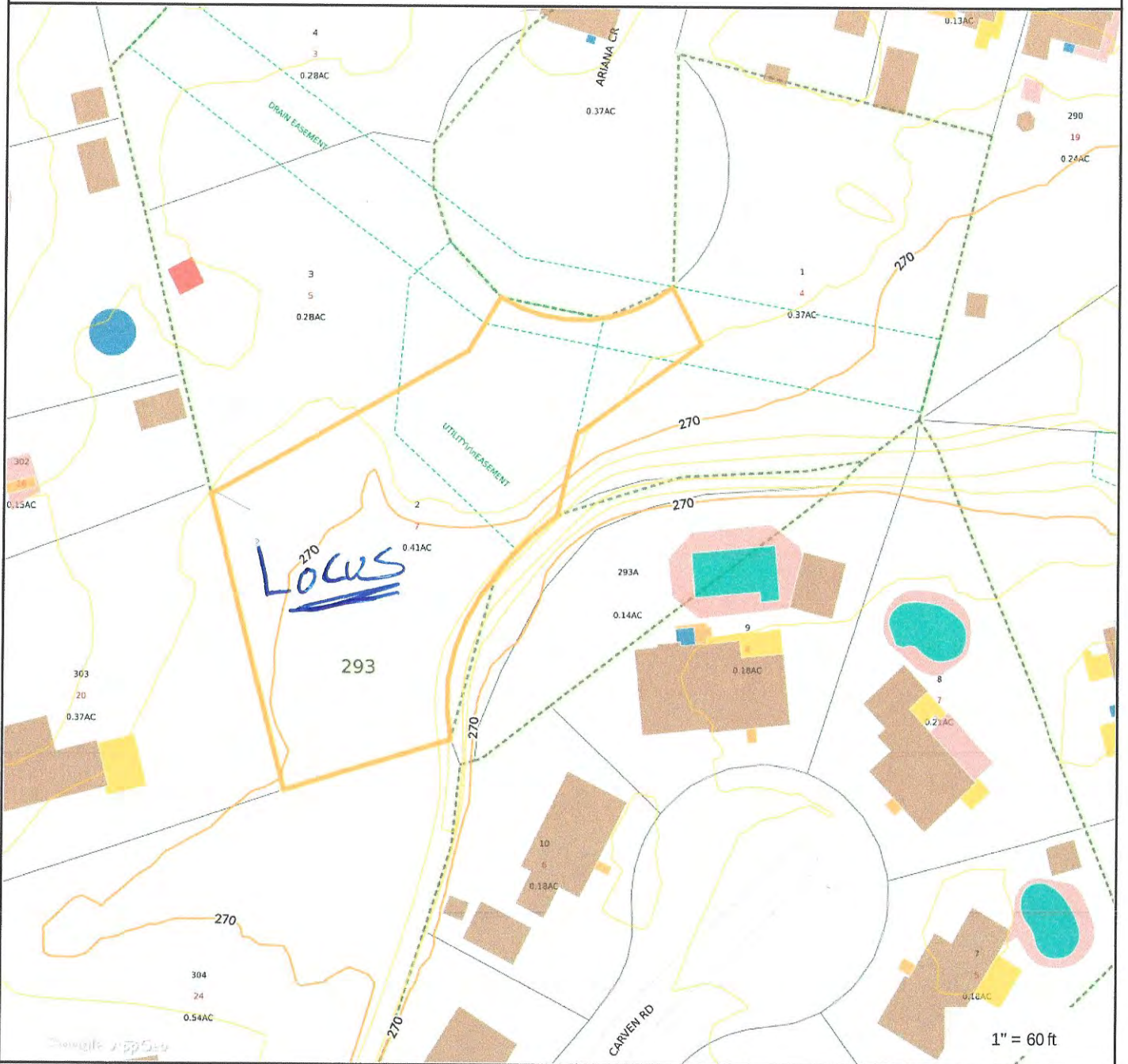
- The submitted plans (and previous subdivision plans) show some level of detail of the brook and what appears to be boulders along the edge of said brook. This detail work may possibly contain the information pertaining to the above referenced request by the commission (existing elevations of the brook and elevations of the abutting land on the south side of the brook). There may be a possibility that the original survey has the spot elevations of such detail work, this should be further researched and the elevations should be provided per the commission's request.
- The plans show a proposed driveway over the existing underground detention basin. The applicants engineer shall provide a detail of the **existing** basin with the proposed driveway and certify the **existing** underground basin is built to accommodate traffic loading (H-20). The detail should include items such as the type of the existing chambers, model number, the amount of crushed stone, amount of cover materials and type, etc.

The above items should be addressed prior to approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Dean', is written over the typed name.

Michael Dean, P.E.
Town Engineer



Property Information
Property ID 52-293-2
Location 7 ARIANA CIR
Owner LILY BEAN LLC &



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated March 2018
 Data updated 11/16/2019

LEGEND

EXISTING	PROPOSED
13.3 FG	13.3 FG
100	100
12" MAPLE	12" MAPLE
18" PINE	18" PINE
STORM DRAIN WITH FLARED END W/ RIFRAP APRON	STORM DRAIN WITH FLARED END W/ RIFRAP APRON
STORM DRAIN WITH HEADWALL	STORM DRAIN WITH HEADWALL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
WATER SERVICE	WATER SERVICE
FIRE SERVICE	FIRE SERVICE
FORCE MAIN	FORCE MAIN
TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
SEWER LINE & MANHOLE SIZE MATERIAL & FLOW DIRECTION	SEWER LINE & MANHOLE SIZE MATERIAL & FLOW DIRECTION
DRAINLINE W/ PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN MANHOLE & ROUND CATCH BASIN	DRAINLINE W/ PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN MANHOLE & ROUND CATCH BASIN
ROOF DRAIN AND DOWNSPOUT	ROOF DRAIN AND DOWNSPOUT
PERFORATED UNDERDRAIN	PERFORATED UNDERDRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
WATER MAIN AND VALVE	WATER MAIN AND VALVE
FUEL OR CRUDE OIL	FUEL OR CRUDE OIL
PROPANE LINE	PROPANE LINE
GAS LINE AND VALVE	GAS LINE AND VALVE
BURIED COMMUNICATIONS AND MANHOLE	BURIED COMMUNICATIONS AND MANHOLE
CATCH BASIN	CATCH BASIN
DOUBLE GRATE CATCH BASIN	DOUBLE GRATE CATCH BASIN
PULLBOX OR HANDHOLE	PULLBOX OR HANDHOLE
TRANSFORMER PAD	TRANSFORMER PAD
BOLLARD LIGHT	BOLLARD LIGHT
STREET LIGHT OR SITE LIGHT / POLE	STREET LIGHT OR SITE LIGHT / POLE
UTILITY POLE WITH GUY & DESTINATION	UTILITY POLE WITH GUY & DESTINATION
FIRE HYDRANT	FIRE HYDRANT
WATER SHUTOFF	WATER SHUTOFF
DOMESTIC WELL	DOMESTIC WELL
PROPERTY LINE	PROPERTY LINE
APPROXIMATE ABUTTER LINE	APPROXIMATE ABUTTER LINE
EASEMENT LINE	EASEMENT LINE
TOWN LINE	TOWN LINE
BUILDING SETBACK	BUILDING SETBACK
BEARING & DISTANCE ALONG BOUNDARY	BEARING & DISTANCE ALONG BOUNDARY
STONE WALL	STONE WALL
ELEVATION BENCH MARK	ELEVATION BENCH MARK
BARBED WIRE	BARBED WIRE
CHAIN LINK FENCE WITH HEIGHT	CHAIN LINK FENCE WITH HEIGHT
WOOD FENCE WITH HEIGHT	WOOD FENCE WITH HEIGHT
GRAVEL OR DIRT ROAD	GRAVEL OR DIRT ROAD
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB (SEE ABBREVIATIONS)	CURB (SEE ABBREVIATIONS)
STREET, TRAFFIC OR AD SIGN	STREET, TRAFFIC OR AD SIGN
BUILDING, LIGHT, STEPS & OVERHANG	BUILDING, LIGHT, STEPS & OVERHANG

ABBREVIATIONS

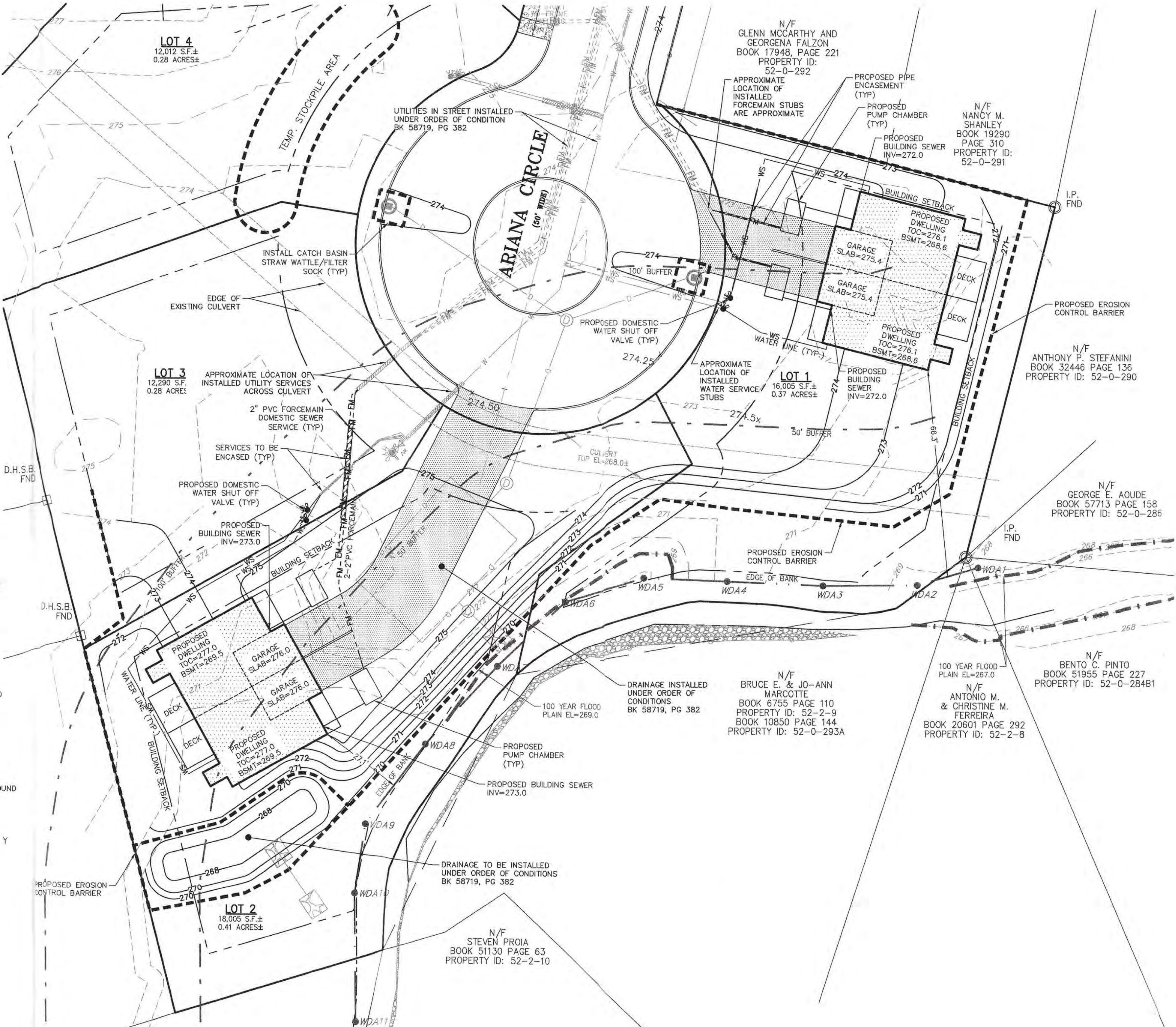
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	BCC	BITUMINOUS CONCRETE CURB
ADA	AMERICANS WITH DISABILITIES ACT	BM	BENCH MARK
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	(C)	CALCULATED
BC	BOTTOM OF CURB	CB	CAPE COD BERM
BLDG	BUILDING	CD	CONCRETE DRAIN
BMT	BASEMENT	CH	CHAIN LINK FENCE
BS	CATCH BASIN	CHC	DRILL HOLE IN CONCRETE BOUND
CLF	CHAIN LINK FENCE	DH	DRILL HOLE
CO	CLEANOUT	DHCB	DRILL HOLE IN CONCRETE BOUND
CONC	CONCRETE	DHSB	DRILL HOLE IN STONE BOUND
CONF	CONIFEROUS TREE	EOP	EDGE OF PAVEMENT
DECID	DECIDUOUS TREE	EPLP	ESCUTCHEON PIN IN LEAD PLUG
DIA	DIAMETER	EVC	END VERTICAL CURVE
DMH	DRAIN MANHOLE	FND	FOUND
EL	ELEVATION	H&T	HUB AND TACK
ELEC	ELECTRICAL	I.R.	IRON ROD
ESC	EROSION AND SEDIMENT CONTROL	I.P.	IRON PIPE
ESHGW	ESTIMATED SEASONAL HIGH GROUND WATER	I.PIN	IRON PIN
EX	EXISTING	L	LENGTH
FF	FINISH FLOOR ELEVATION	(M)	FIELD MEASURED
FFD	FOUNDATION	MAG	MAGNETIC
FG	FINISH GRADE	MHB	MASSACHUSETTS HIGHWAY BOUND
HOR	HORIZONTAL	MON.	MONUMENT
HWM	HIGH WATER MARK	N/F	NOT FORMERLY
HYD	FIRE HYDRANT	(R)	RECORD
INV	INVERT	(R/H)	RECORD AND HELD
MAX	MAXIMUM	ROW	RIGHT OF WAY
MH	MANHOLE	SB	STONE BOUND
MIN	MINIMUM	SGC	SLOPED GRANITE CURB
MISC	MISCELLANEOUS	SW	SIDEWALK
NTS	NOT TO SCALE	VGC	VERTICAL GRANITE CURB
OHV	OVER HEAD WIRE	WCHB	WORCESTER COUNTY HIGHWAY BOUND
PROP.	PROPOSED	WC	WOOD CURB
PSR	POST AND RAIL FENCE	X-CUT	CROSS CUT
RET WALL	RETAINING WALL	AC	ACRES
RR	RAILROAD	AC-FT	ACRE-FOOT
SMH	SEWER MANHOLE	CF	CUBIC FEET
STCK	STOCKADE FENCE	CF/S	CUBIC FEET PER SECOND
TC	TOP OF CURB	CY	CUBIC YARDS
TEMP	TEMPORARY	PFM	FEET PER MINUTE
TOC	TOP OF CONCRETE	FPS	FEET PER SECOND
TP/TH	TEST PIT/TEST HOLE	FT	FEET
TW	TOP OF WALL	GAL	GALLONS
TYP	TYPICAL	GPM	GALLONS PER MINUTE
U.P.	UTILITY POLE	HP	HORSEPOWER
VERT	VERTICAL	HR	HOURS
		IN	INCHES
		KWH	KILOWATT HOUR
		LB	POUNDS
		LF	LINEAR FEET
		M	MILLION GALLONS
		MGD	MILLION GALLONS PER DAY
		MGL	MILLIGRAMS PER LITER
		M	MILES
		MPH	MILES PER HOUR
		PSI	POUNDS PER SQUARE INCH
		SF	SQUARE FEET
		T	TONS
		V	VOLTS
		W	WATTS

GENERAL NOTES:

1. LOCATION OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. LOCATE AND PROTECT ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. INSTALL ALL NEW UTILITIES UNDERGROUND, UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. BURIED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY.
4. CONSTRUCTION LAYOUT OF BUILDING AND/OR SITE IMPROVEMENTS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. LOCATIONS OF EXISTING FEATURES OR PROPOSED IMPROVEMENTS DERIVED BY SCALING DRAWINGS MAY NOT BE ACCURATE. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. SEE PLAN REFERENCE HEREON.
5. CONTRACTOR IS RESPONSIBLE FOR SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED UTILITIES OR STRUCTURES SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
7. ANY INTENDED REVISION OF HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
8. CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
9. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
10. FINISH RIM ELEVATIONS SHOULD MATCH FINISH PAVEMENT, GRADING OR LANDSCAPING SURFACE, UNLESS SPECIFICALLY INDICATED OTHERWISE.
11. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
12. EROSION CONTROL MEASURES SUCH AS SILT FENCE OR HAY BALES AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONES, AND SHALL SERVE AS THE LIMIT OF WORK.
13. WHERE THE WORD "INSTALL" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO FURNISH, INSTALL AND PLACE IN OPERATION THE COMPONENT REFERRED TO.
14. LIMIT OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD NOT BE CONSTRUED AS AN EXHAUSTIVE LISTING OF ALL WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN FURTHER CLARIFICATION OF DEPICTED WORK IS DESIRED.
16. WHERE DIMENSIONS INVOLVE CURB, DIMENSIONS ARE TO FACE OF CURB. WHERE SLOPED GRANITE CURB OR CAPE COD BERM IS SPECIFIED, FACE OF CURB IS EDGE OF FINISH PAVEMENT AT TOE OF CURB.
17. NO DEBRIS, JUNK RUBBISH OR OTHER NON-BIODEGRADABLE MATERIALS, FILL CONTAINING HAZARDOUS MATERIALS OR WASTES, OR STUMPS SHALL BE BURIED ON ANY LAND ON THIS SITE, OR LEFT ON ANY LOT OR ON THE STREET RIGHT OF WAY.

REGULATORY NOTES:

1. CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE 24-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
2. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATION IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK.
4. COMPLETE ALL PIPING WORK THAT IS OUTSIDE OF BUILDING AND LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATION IN CONFORMANCE WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
5. UTILITY EASEMENTS ARE PREVIOUSLY RECORDED. SEE PB 942, PL 41 AT THE WORCESTER REGISTRY OF DEEDS FOR EASEMENT INFORMATION.



ASE
 Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289

OWNER OF RECORD:
 LILY BEAN LLC & CLARO CONSTRUCTION CORP
 32 NORTHE STREET
 MILFORD, MA 01757

MILFORD ASSESSORS INFORMATION:
 MAP 20, PARCEL 293-1 & PARCEL 293-2
 TOTAL PARCEL AREA:
 PARCEL 293-1: 116,005± S.F. (0.37± AC.)
 PARCEL 293-2: 18,005± S.F. (0.41± AC.)

PLAN REFERENCES:
 1. DEFINITIVE PLAN OF LAND, ARIANA ESTATES, MILFORD, MA, PREPARED BY GUERRIERE & HALNON, INC, REVISED FINAL DATE 5/7/2018, SHEETS 1-7.
 2. P.B. 942, PL. 41

OTHER REFERENCES:
 1. ORDER OF CONDITIONS ISSUED: 4/20/2018, RECORD AT THE WORCESTER REGISTRY OF DEEDS, P.B. 58719, PG 382

DRAWING ISSUED FOR:
 ■ PERMIT
 THIS PLAN IS INTENDED TO SHOW CONSTRUCTABILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

RICHARD M. MAWVILLE
 CIVIL
 19 29323
 11/7/2020
 P.E.

REVISIONS

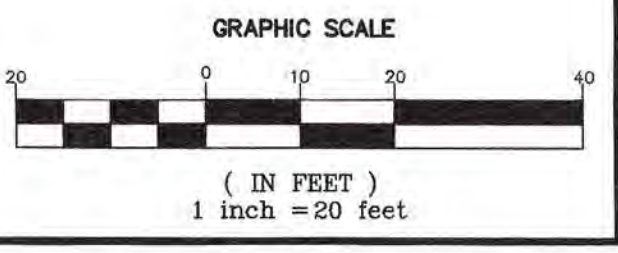
NO.	DATE	DESCRIPTION

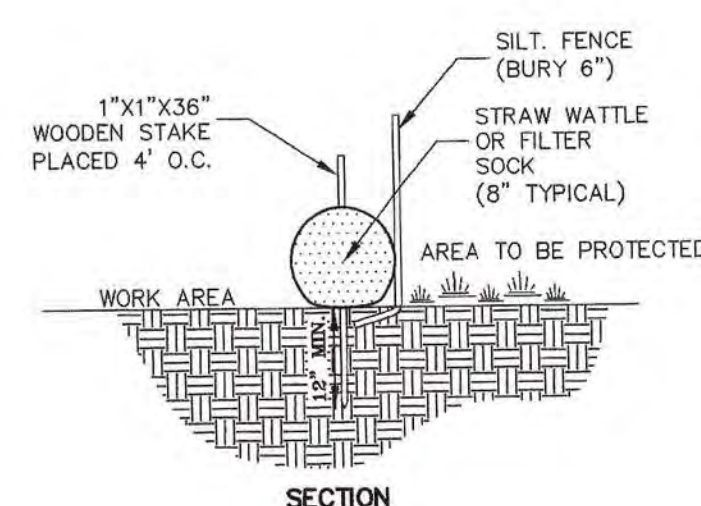
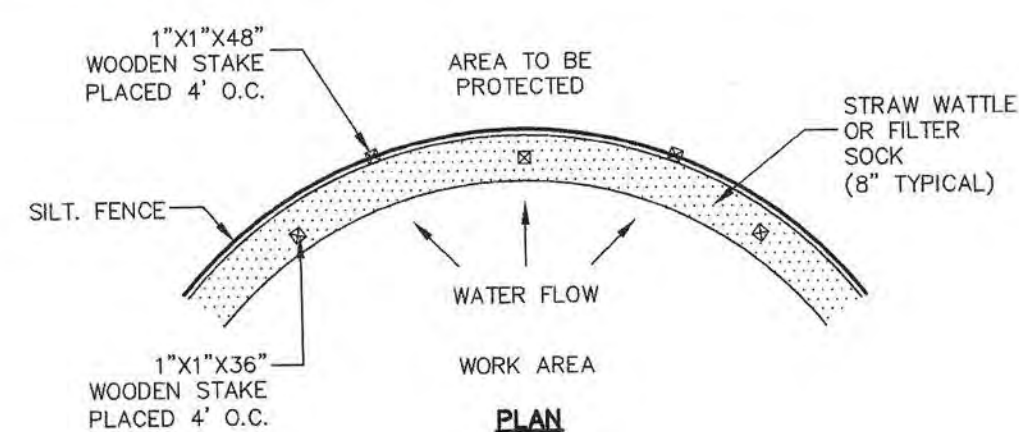
SHEET TITLE
CONSERVATION PLAN FOR LOT 1 & LOT 2 ARIANA CIRCLE

PROJECT:
 ARIANA ESTATES
 NOTICE OF INTENT
 ARIANA CIRCLE
 MILFORD, MA 01757

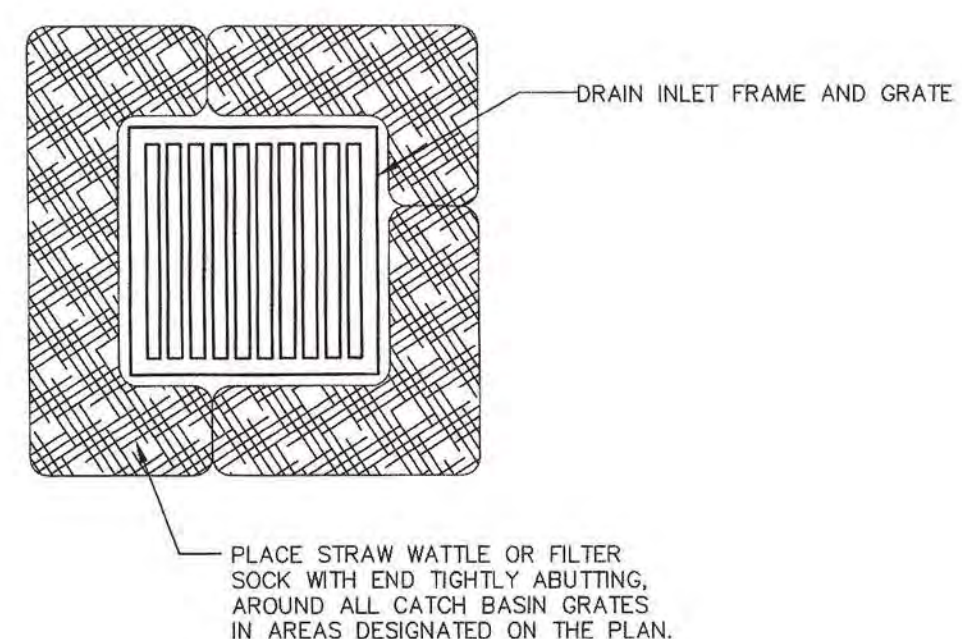
OWNER/APPLICANT:
 CLARO CONSTRUCTION CORP.
 81 CAMP STREET
 MILFORD, MA 01757

DES BY: KNL DATE: OCTOBER 7, 2020
 CHK BY: RMM PROJECT NO. 2019-293



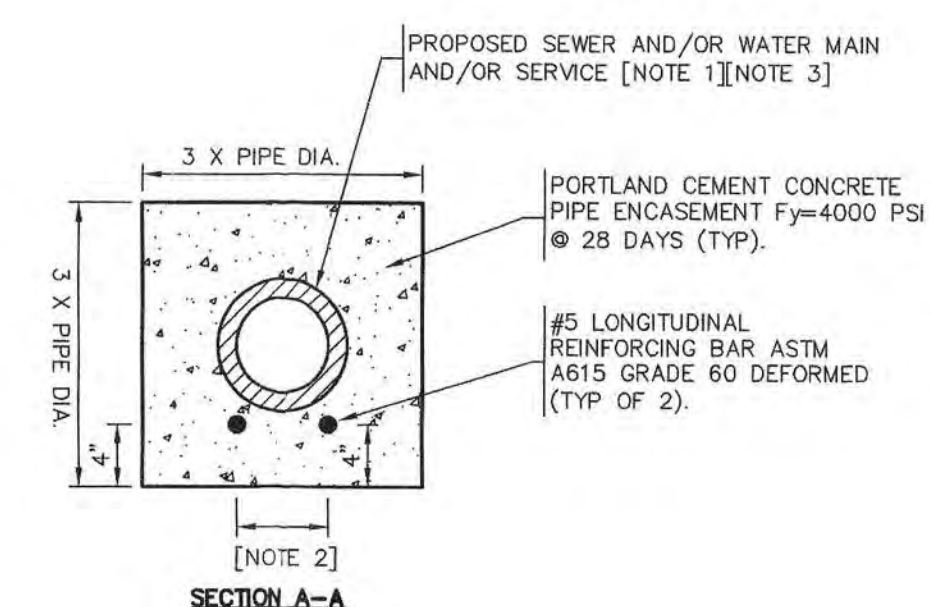
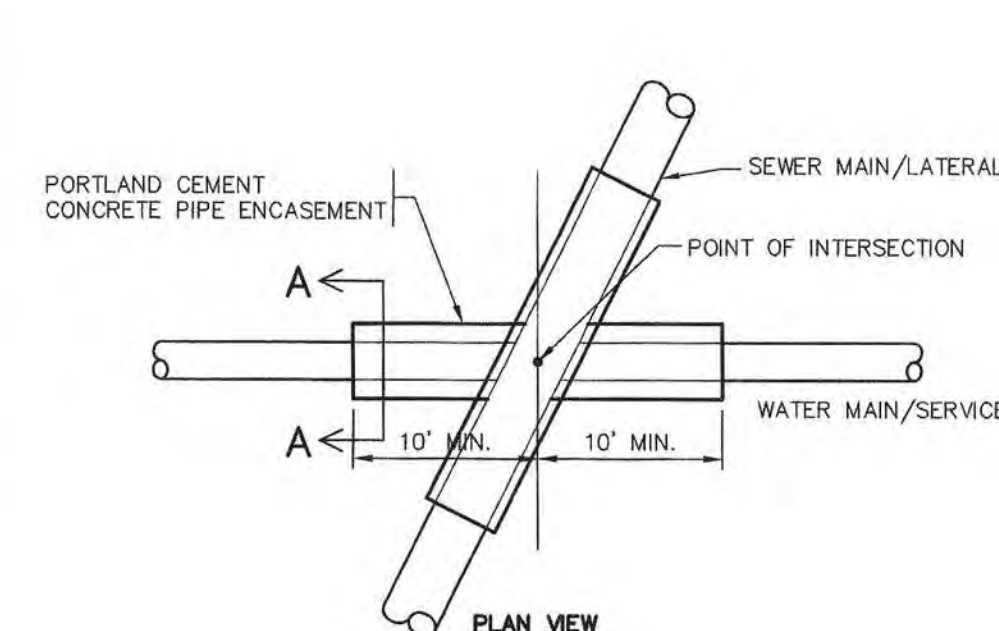


1 **EROSION CONTROL BARRIER (ECB)**
SCALE: N.T.S.



2 **CATCH BASIN STRAW WATTLE/FILTER SOCK**
SCALE: N.T.S.

NOTES:
[1] CONCRETE PIPE ENCASEMENT TO EXTEND 10 FT ALONG SEWER LINE AND WATER LINE FROM POINT OF INTERSECTION.
[2] DISTANCE EQUAL TO PIPE DIAMETER.
[3] CONCRETE PIPE ENCASEMENT REQUIRED WHENEVER PROPOSED SEWER MAIN/LATERAL IS WITHIN 10' OF PROPOSED WATER MAIN/SERVICE.



3 **PIPE ENCASEMENT**
SCALE: N.T.S.

F:\ACAD\2019 PROJECTS\2019-293\DWG\PERMIT\SITE.DWG 10-05-20 11:43:07 AM - LAYOUT CD

DRAWING ISSUED FOR:
 PERMIT
 THIS PLAN IS INTENDED TO SHOW CONSTRUCTABILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

P.E.
 RICHARD M. MANVILLE
 CIVIL
 No. 28523
 10/17/2020

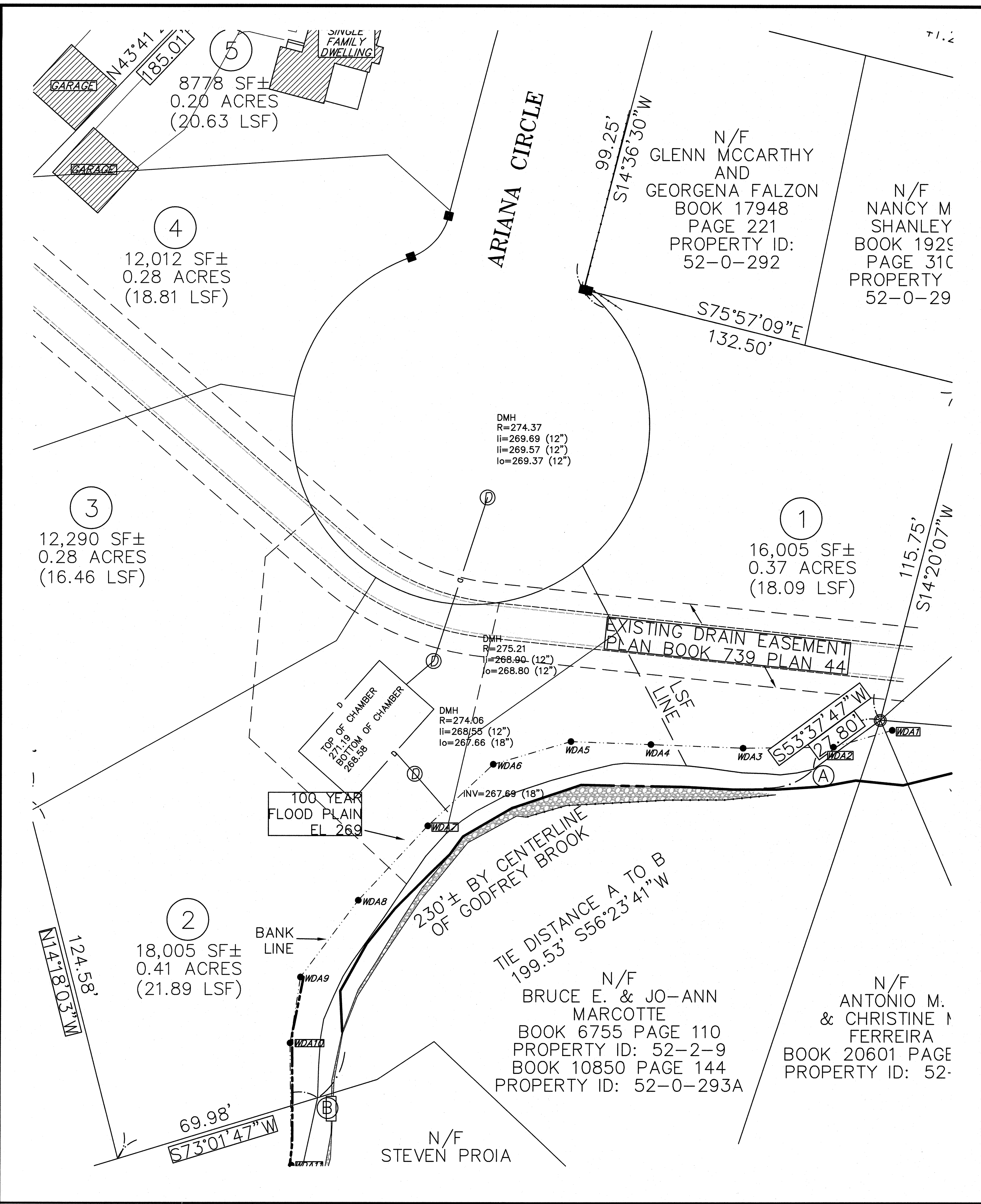
REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE

CONSTRUCTION DETAILS

PROJECT:
 ARIANA ESTATES
 NOTICE OF INTENT
 ARIANA CIRCLE
 MILFORD, MA 01757

OWNER/APPLICANT:
 CLARO CONSTRUCTION
 CORP.
 81 CAMP STREET
 MILFORD, MA 01757



G:\3D\Milford\G-9938\DWG\Survey Drawings\G-9938 ASB.dwg

Guerriere & Halon, Inc.
 ENGINEERING & LAND SURVEYING
 333 WEST STREET PH. (508) 473-6630
 MILFORD, MA 01757 FX. (508) 473-8243
 www.gandhengineering.com

COMMONWEALTH OF MASSACHUSETTS
 DALE MACKINNON
 CIVIL ENGINEER
 No. 34575
 REGISTERED PROFESSIONAL ENGINEER
 DATE: 12-11-2020

OWNER
 LILY BEAN LLC
 32 NORTH STREET, MILFORD MA 01757
 AND
 CLARO CONSTRUCTION CORP.
 81 CAMP STREET, MILFORD MA 01757
 BOOK 57155 PAGE 264

DETENTION POND AS-BUILT
 PLAN
 ARIANA ESTATES
 IN
 MILFORD, MA
 SCALE: 20 FEET TO AN INCH
 DATE: DECEMBER 11, 2020

Agenda Item # 2



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

M E M O R A N D U M

TO: Mr. Michael Giampietro, Chairman – Conservation Commission
FROM: Michael Dean, P.E. *MD*
DATE: January 12, 2021
SUBJECT: **23 Simon Drive – Determination of Applicability – Tree Removal**

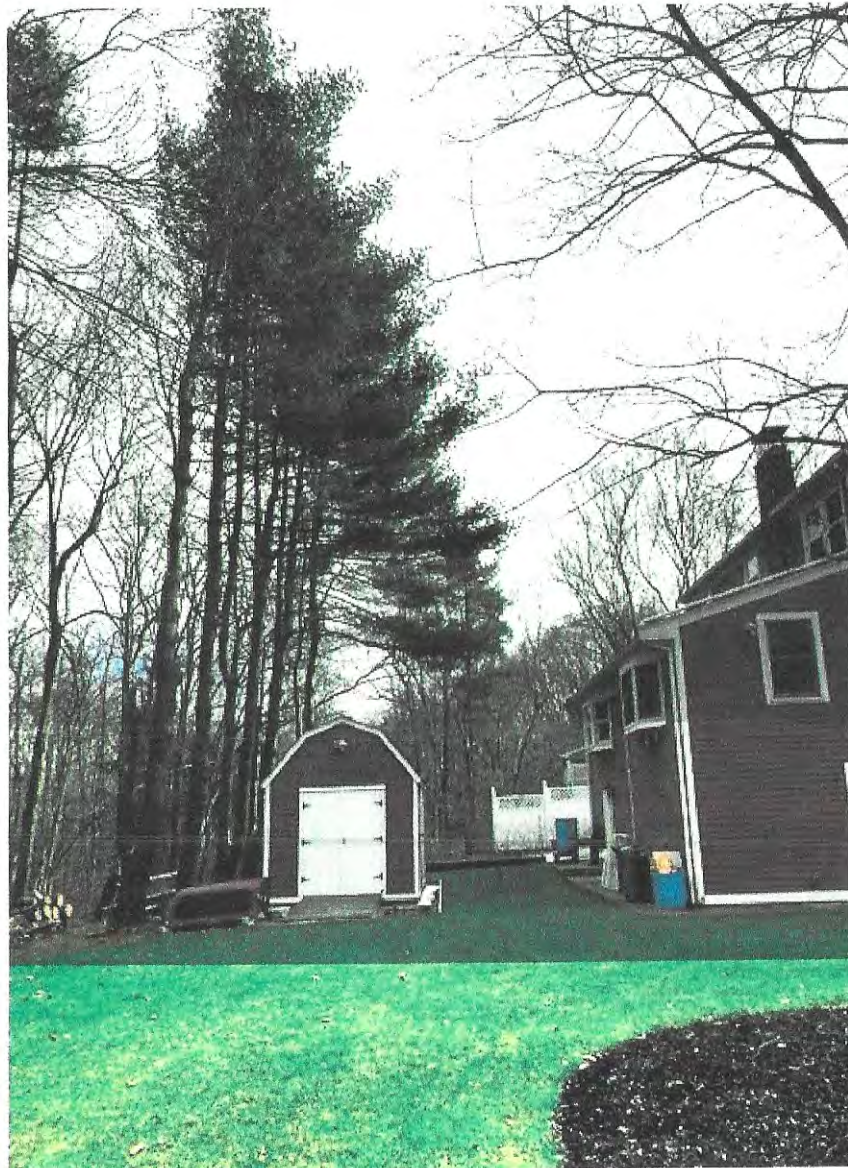
The Owners / Applicant, Lloyd & Ann Currie, of 23 Simon Drive, Milford Ma, 01757 have filed a Determination of Applicability to remove 5 Pine trees located at their residence.

Following a review of the submitted documents and a site inspection, it is found that the five (5) trees are located in the rear yard and are in close proximity to the house. One of the 5 trees has sustained damage already. The canopy of the trees is essentially “one sided”, which is the side towards the house, posing more of a risk to the structure.

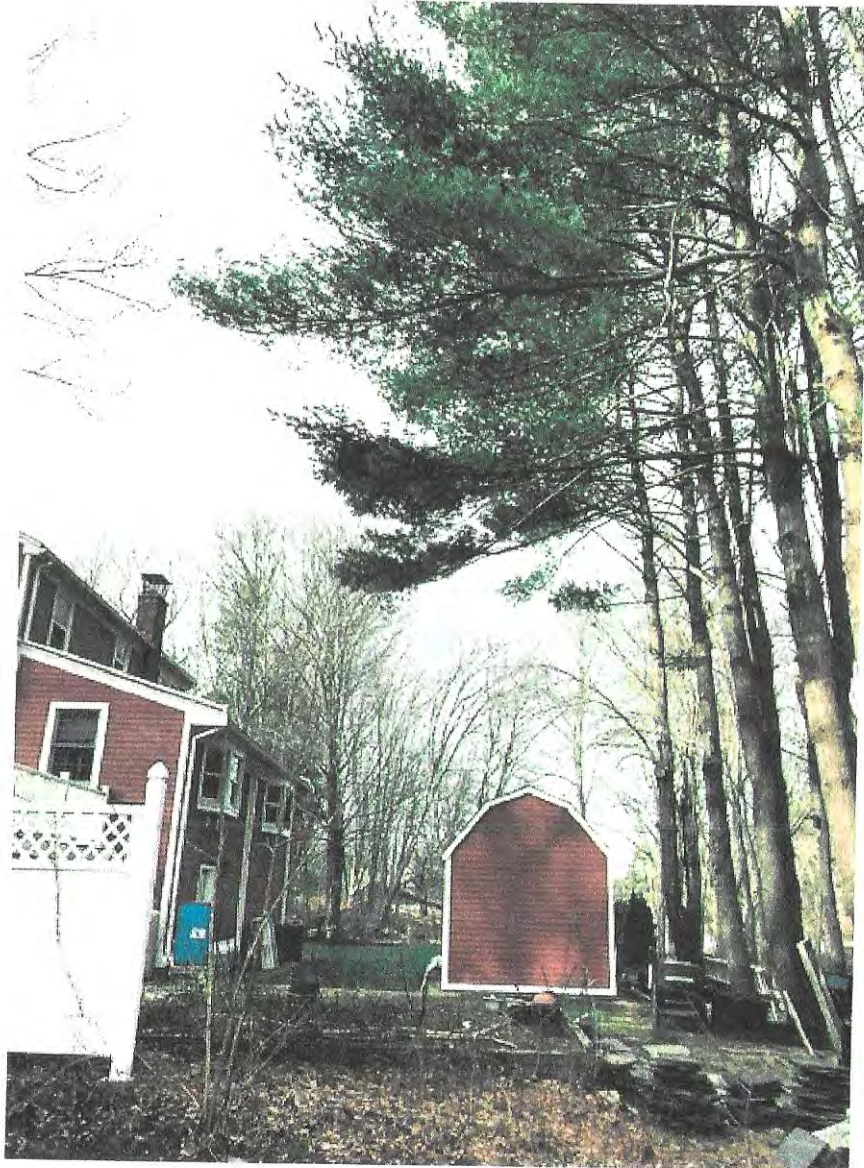
The pine trees were planted, they are not naturally occurring, as seen in the photos, they are all in a straight line. The closest distance to the wetlands is approximately 15-feet.

Erosion control should be installed if stump grinding activity is going to take place.

I recommend a **negative** determination of applicability.







Agenda Item # 3



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

January 13, 2021

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: **New England Power Company** – C129/D130 Sky Wrap Fiber Installation
Notice of Intent - Installation of 2 Wooden Poles
D.E.P. File # 223-1188

Dear Mr. Giampietro:

The submittal is for a Notice of Intent (NOI) associated with the C129/D130 Sky Wrap Fiber Project for the installation of 2 Wooden Poles. The location of the proposed activity (pole installation) is 0 South Union Street (parcel 1) and 14 South Cedar Street (parcel 2). The Applicant is the New England Power Company, 40 Sylvan Road, Waltham, MA 02451.

The C129/D130 Sky Wrap Fiber Project, as a whole, consists of the installation of 2 sky wrap fiber optic cables along 17 miles of existing Power Lines (Right of Ways), spanning between Milford and Millbury. Almost all the work (associated with this project) is exempt under the Utility Maintenance Exemption in the Wetlands Protection Act (WPA) (310 CMR 10.02(2)(a)(2)). The installation of the 2 wooden poles is not exempt, but in this case, this activity qualifies as a Limited Project.

The area of the installation of the 2 wooden poles is behind (east) what used to be referred to as “Pheasant Run” apartments (off of Depot Street), north east of the Vernon Grove Cemetery, east of the railroad and approximately 500+ feet west of the Charles River. Following a review of the documents I offer the following comments:

1. The area is comprised of several different resource areas, wetlands, small intermittent streams, land subject to flooding, etc., it is suggested that the activity proposed in this area be performed during the dry months of the year to minimize the impacts to the resource areas. This is also suggested by DEP.

2. The applicant / contractors should use the existing trails / cart paths to the maximum extent possible to minimize disturbance to the resource areas.
3. The applicant's representative should submit some type of monitoring program to demonstrate the successful revegetation of all disturbed areas. This is also suggested by the DEP.

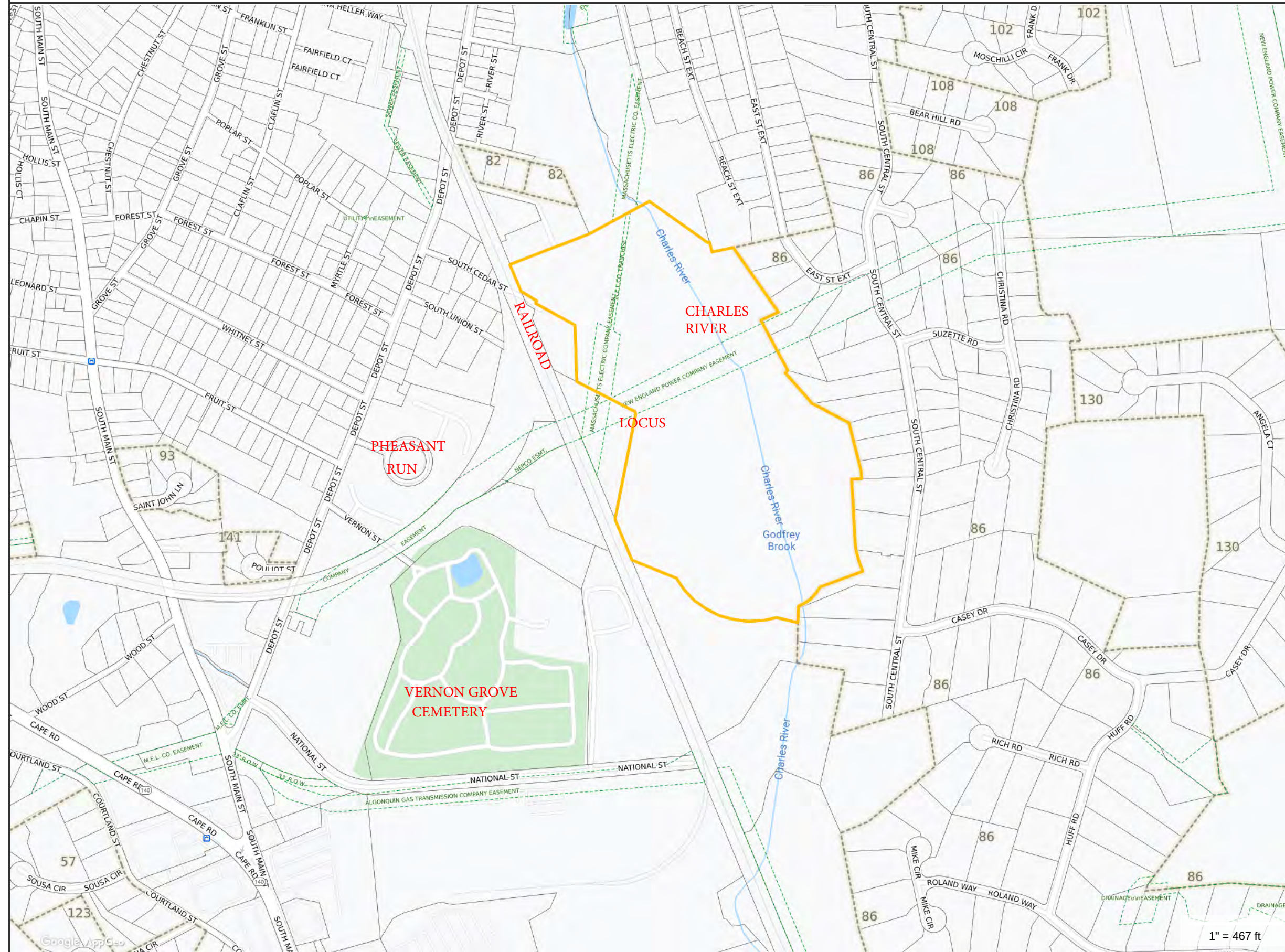
The above items should be discussed prior to the issuance of an Order of Conditions.

Sincerely,



Michael Dean, P.E.

Town Engineer



Property Information
Property ID 53-0-21
Location 14 SOUTH CEDAR ST
Owner MILFORD WATER CO



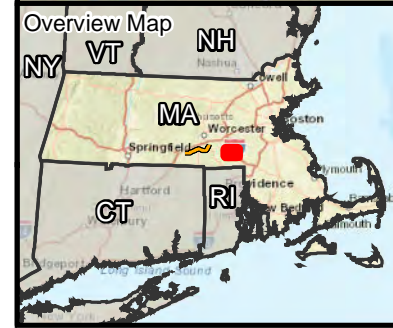
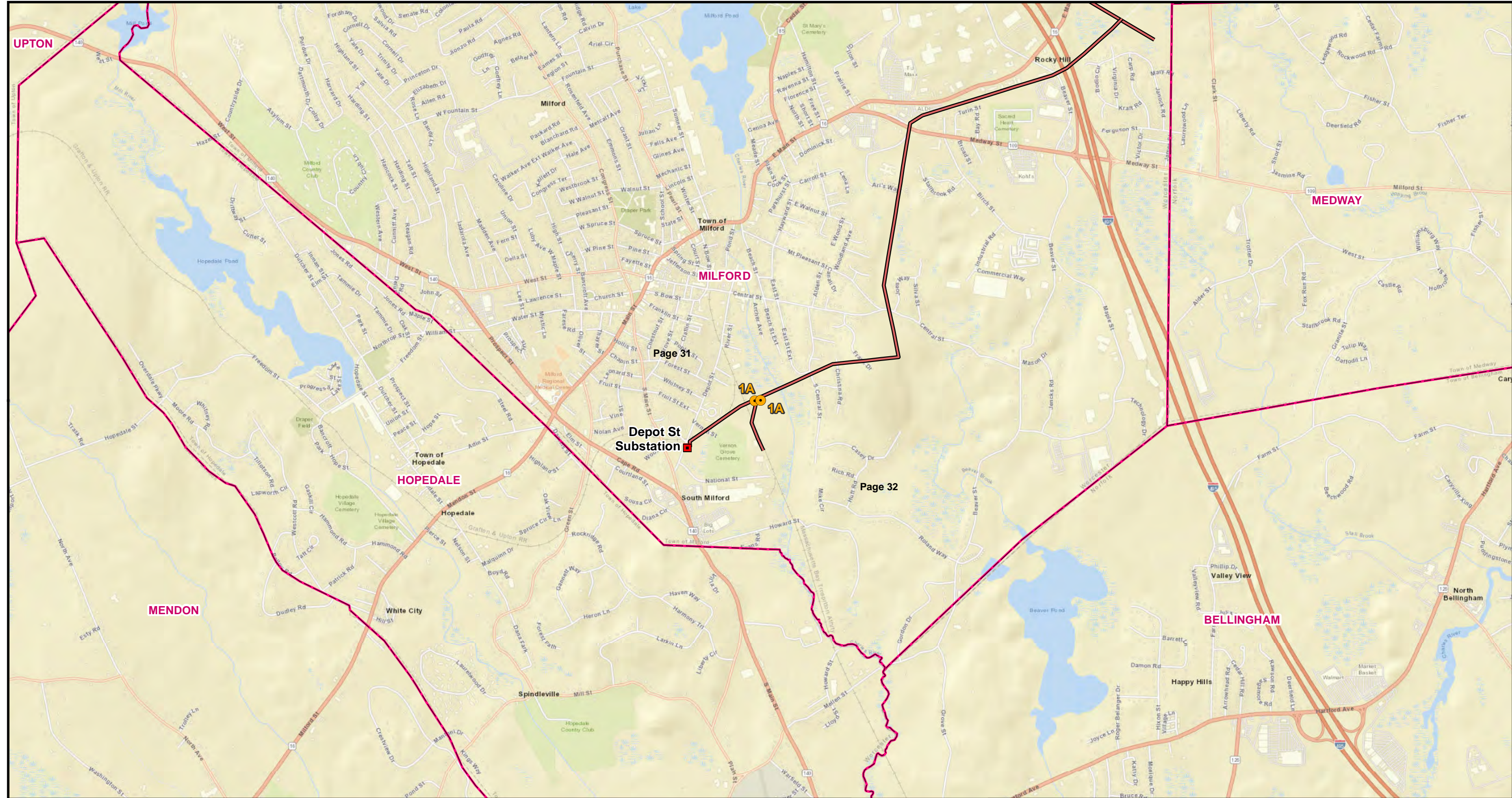
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

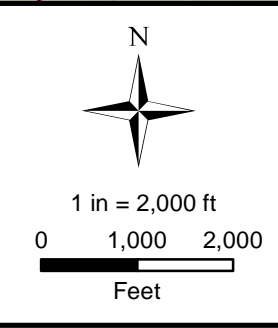
Geometry updated March 2018
 Data updated 11/16/2018

1" = 467 ft

ATTACHMENT B – Figures



- New Structure
- Substation Location
- C129/D130 Transmission Line
- Town Boundary



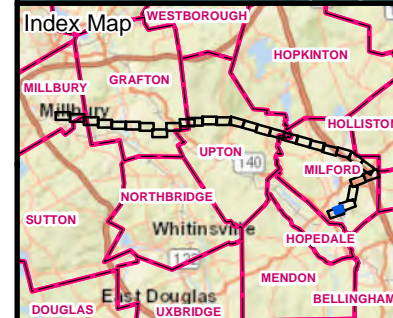
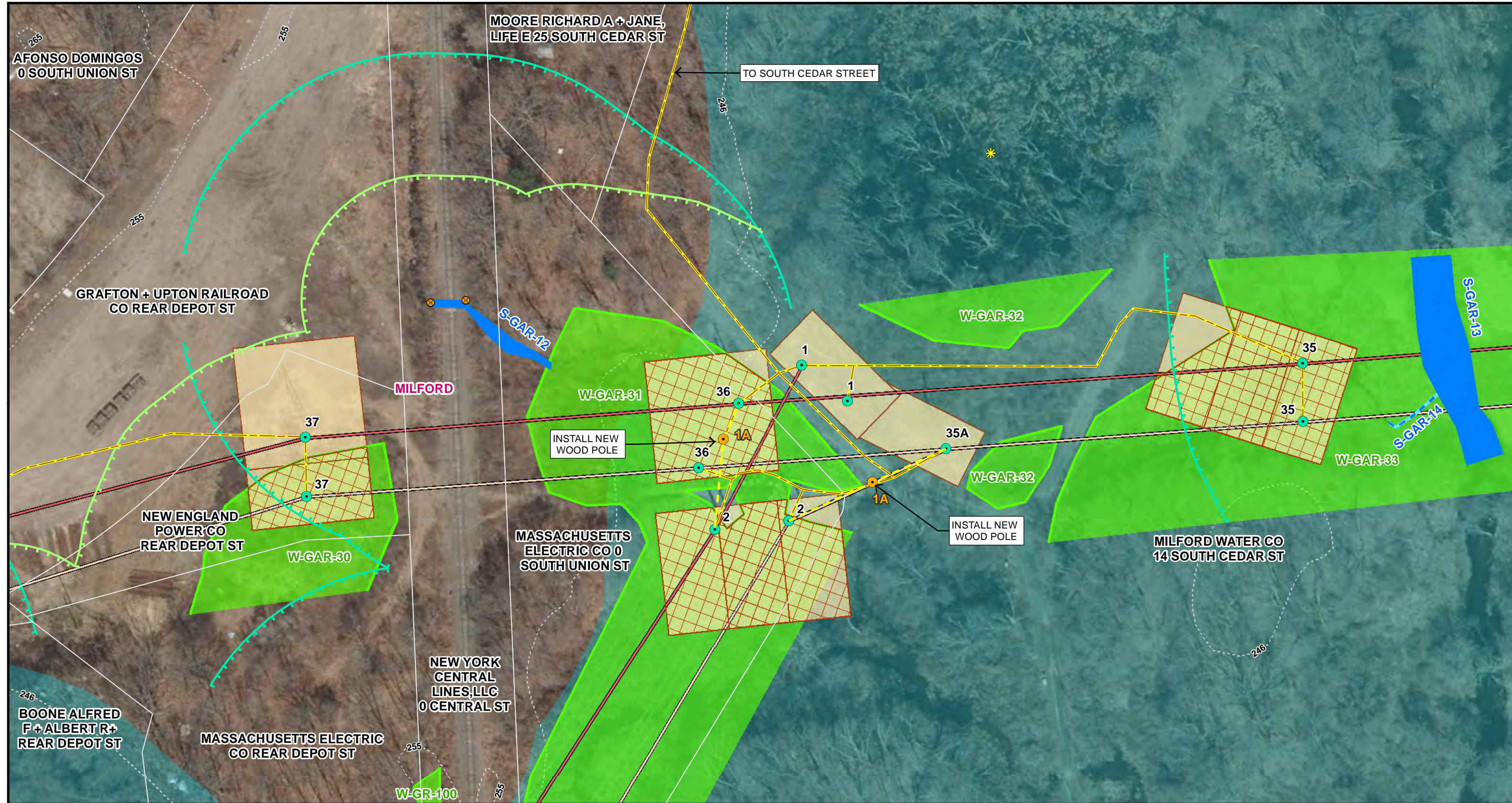
**NPCC PHASE 4 PROJECT
 LINE C129 AND D130**

**POLE INSTALLATION PLAN
 OVERVIEW**

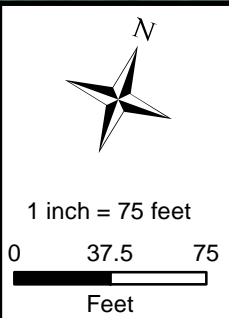
Milford
 Page 1 of 1

Sources: nationalGrid, 2019; TRC 2019; MassGIS; Esri, "World Street Map"

nationalgrid
 Map Produced By **TRC**



<ul style="list-style-type: none"> C129 Transmission Line D130 Transmission Line New Structure Existing Structure Install Skywrap Install Skywrap & Reinforce Tower No Work ADSS Wire Skywrap Wire 	<ul style="list-style-type: none"> Preferred Access Approved Alternate Access Construction Mat Work Envelope* Gate Fence Rock Wall Guardrail Gas Pipeline 	<ul style="list-style-type: none"> Delineated Vernal Pool (TRC) Field Delineated Stream (TRC) Field Delineated Stream Edge (TRC) Field-Delineated Stream Area (TRC) Field-Delineated Wetlands Edge (TRC) Field Delineated Wetland (TRC)* Estimated Stream Edge (TRC) 100-Foot Wetland Buffer 200-ft Outer Riparian Zone/Riverfront Area 	<ul style="list-style-type: none"> Activity and Use Limitations Area (AUL) Area of Critical Environmental Concern NHESP Priority Habitat of Rare Species NHESP Estimated Habitat of Rare Wildlife FEMA 100-Year Floodplain* Outstanding Resource Waters NHESP Rare Species ID 	<ul style="list-style-type: none"> Existing Culvert Certified Vernal Pool Potential Vernal Pool Contour in Feet Town Boundary
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NPCC PHASE 4 PROJECT
LINE C129 AND D130

FIGURE 2
POLE INSTALLATION PLAN

Milford
 Page 1 of 1

Sources: nationalGrid, 2019; TRC 2019; MassGIS; USGS Color Ortho Imagery, MassGIS 2019

Work Reference: 4.3 TSD (4/10/20)

nationalgrid
 Map Produced By TRC

**ATTACHMENT E – Applicable Best Management Practices (BMPs) from National
Grid Environmental Guidance Document (EG-303NE)**

SUBJECT

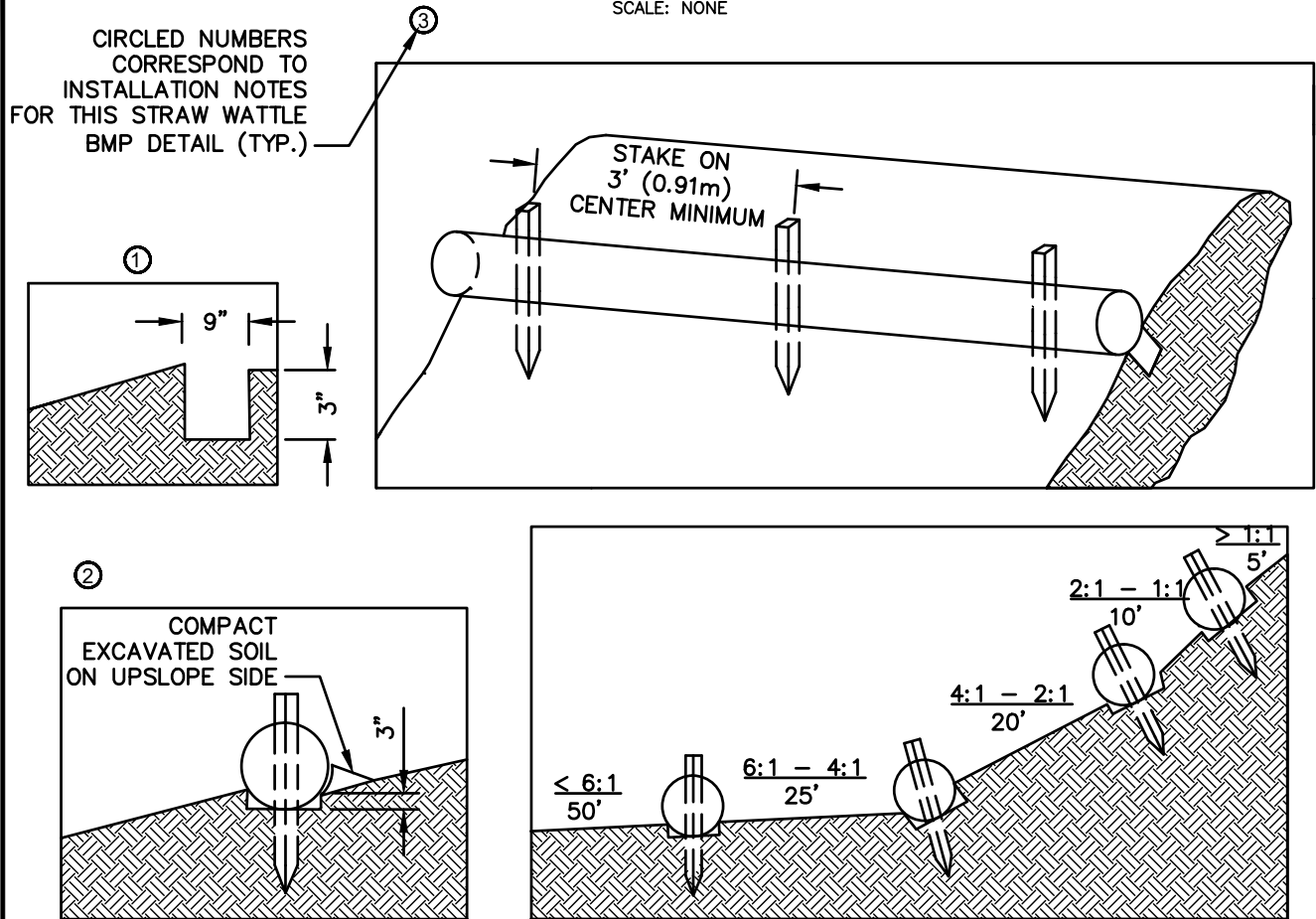
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. PRODUCT TO BE TENSAR NORTH AMERICAN GREEN STRAW WATTLE OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. TYPICAL WATTLE SPACING BASED ON SLOPE GRADIENT. COORDINATE SPACING AND LOCATION WITH NATIONAL GRID ENVIRONMENTAL SCIENTIST.
3. MINIMUM 12" DIAMETER WATTLES SHOULD BE USED FOR HIGHLY DISTURBED AREAS (I.E., HEAVILY USED ACCESS ROAD WITH ADJACENT WETLAND) AND MINIMUM 9-10" WATTLES SHOULD BE USED FOR LESS DISTURBED SOILS.

INSTALLATION NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP X 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" HARDWOOD STAKES EVERY 3-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

* DETAIL AND PICTURE PROVIDED BY TENSAR NORTH AMERICAN GREEN
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
PRINTED COPIES ARE NOT DOCUMENT CONTROLLED. FOR LATEST AUTHORIZED
VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-5
STRAW WATTLE * (1 OF 2)

SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP PICTURE



**STRAW WATTLE – SHALLOW SLOPE ($\leq 4:1$)
(ALTERNATE STAKING)**

ALTERNATE STAKING INSTALLATION NOTES:

1. ON SHALLOW SLOPES ($\leq 4:1$), STRAW WATTLE MAY BE SECURED WITH 18–24” HARDWOOD STAKES DRIVEN AGAINST THE SIDES OF THE WATTLE INSTEAD OF THROUGH. STAKES SHALL ALTERNATE SIDES, AND BE SPACED 3–4’ MAX.
2. TWINE SHALL BE TIED FROM STAKE TO STAKE, CRISS–CROSSING THE STRAW WATTLE. TIE TWINE TO STAKES BELOW THE HEIGHT OF THE WATTLE.

*** DETAIL AND PICTURE PROVIDED BY TENSAR NORTH AMERICAN GREEN
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
PRINTED COPIES ARE NOT DOCUMENT CONTROLLED. FOR LATEST AUTHORIZED
VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.**

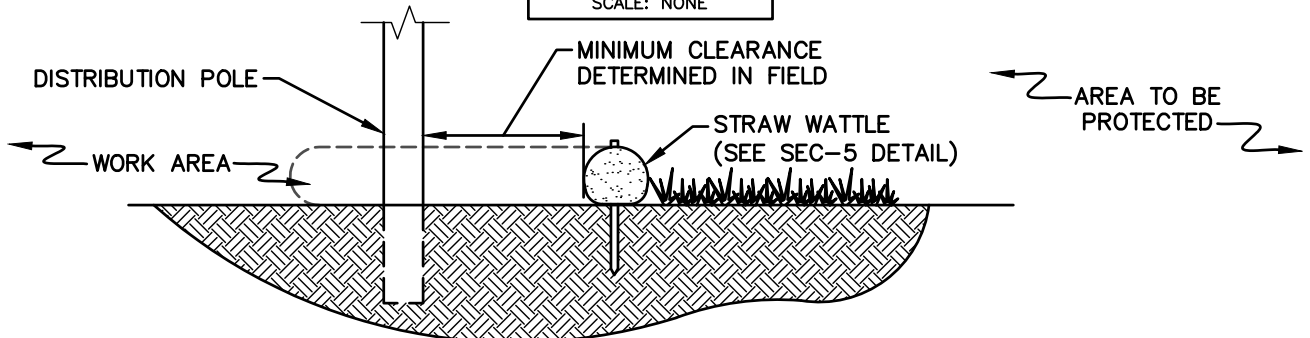
**SEC-5
STRAW WATTLE * (2 OF 2)**

SUBJECT
Access, Maintenance and Construction
Best Management Practices

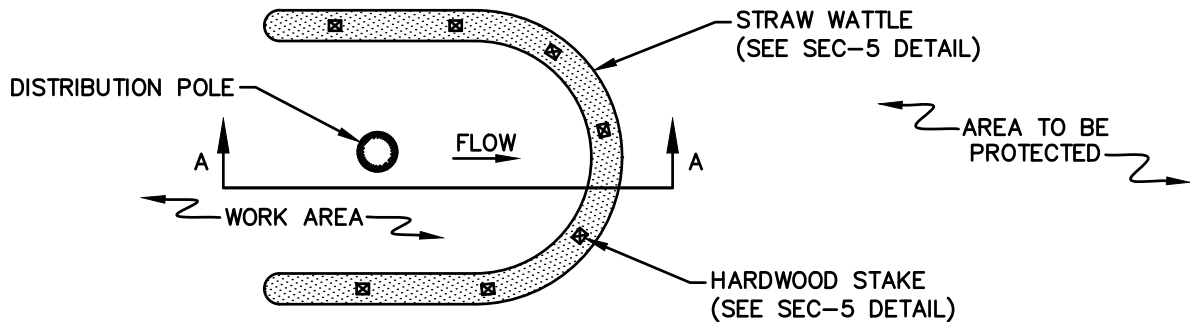
Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



SECTION A-A



PLAN

NOTES

1. PRODUCT TO BE STRAW WATTLE OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST (SEE SEC-5 BMP DETAIL).
2. STRAW BALE BARRIER PER SEC-1 BMP DETAIL TO BE AN AVAILABLE ALTERNATE DEPENDING ON SITE CONDITIONS AT THE DIRECTION OF NATIONAL GRID ENVIRONMENTAL SCIENTIST (SEE FIGURE 2).
3. MINIMUM CLEARANCE BETWEEN POLE AND EROSION CONTROL TO BE DETERMINED BY CONDITIONS OF POLE INSTALLATION/REPLACEMENT WORK AND ASSOCIATED DISTURBANCE.

BMP PICTURE



FIGURE 1: TYP. STRAW WATTLE APPLICATION



FIGURE 2: ALT. STRAW BALE APPLICATION

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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-12
**DISTRIBUTION POLE
SEDIMENT CONTROL**

Agenda Item # 4



TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

OFFICE OF PLANNING
AND ENGINEERING

Michael Dean, P.E.
Town Engineer

January 12, 2021

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: **“Depot Street Estates”** – Definitive Residential Subdivision
4 – Lots off of Depot Street (109 Depot Street)
D.E.P. File # 223-1186

Dear Mr. Giampietro:

The submittal is for a Residential Definitive Subdivision Plan – referred to as “Depot Street Estates”. The proposal consists of four (4) Lots with a proposed 348-foot long Road, utilities and associated grading. The parcels are associated with the existing houses located at 109 Depot Street and 75 Fruit Street. The Applicant is Lisa M. & Frederico Carneiro, 189 Highland Street, Milford, MA 01757.

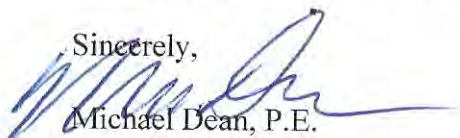
The project consists of 3 parcels totaling approximately 3.43 Acres of land, Zoned as General Residential (RA). The parcels refer to the Town Assessors Map 52, Block 0, Lots 43, 164 & 164C.

The project has gone through a lengthy process during the Planning Board approval process, in which my comments and concerns were addressed.

Following an additional review, I recommend that more detail be shown pertaining to the grading associated with the proposed driveway and swale, to ensure the drainage enters the swale and Detention Basin #2 as intended in the drainage design / analysis.

The above item should be addressed, I recommend the issuance of an Order of Conditions.

Sincerely,



Michael Dean, P.E.
Town Engineer

"Depot Street Estates"

A Definitive Subdivision In Milford, Massachusetts

Date: May 26, 2020
Revised November 12, 2020

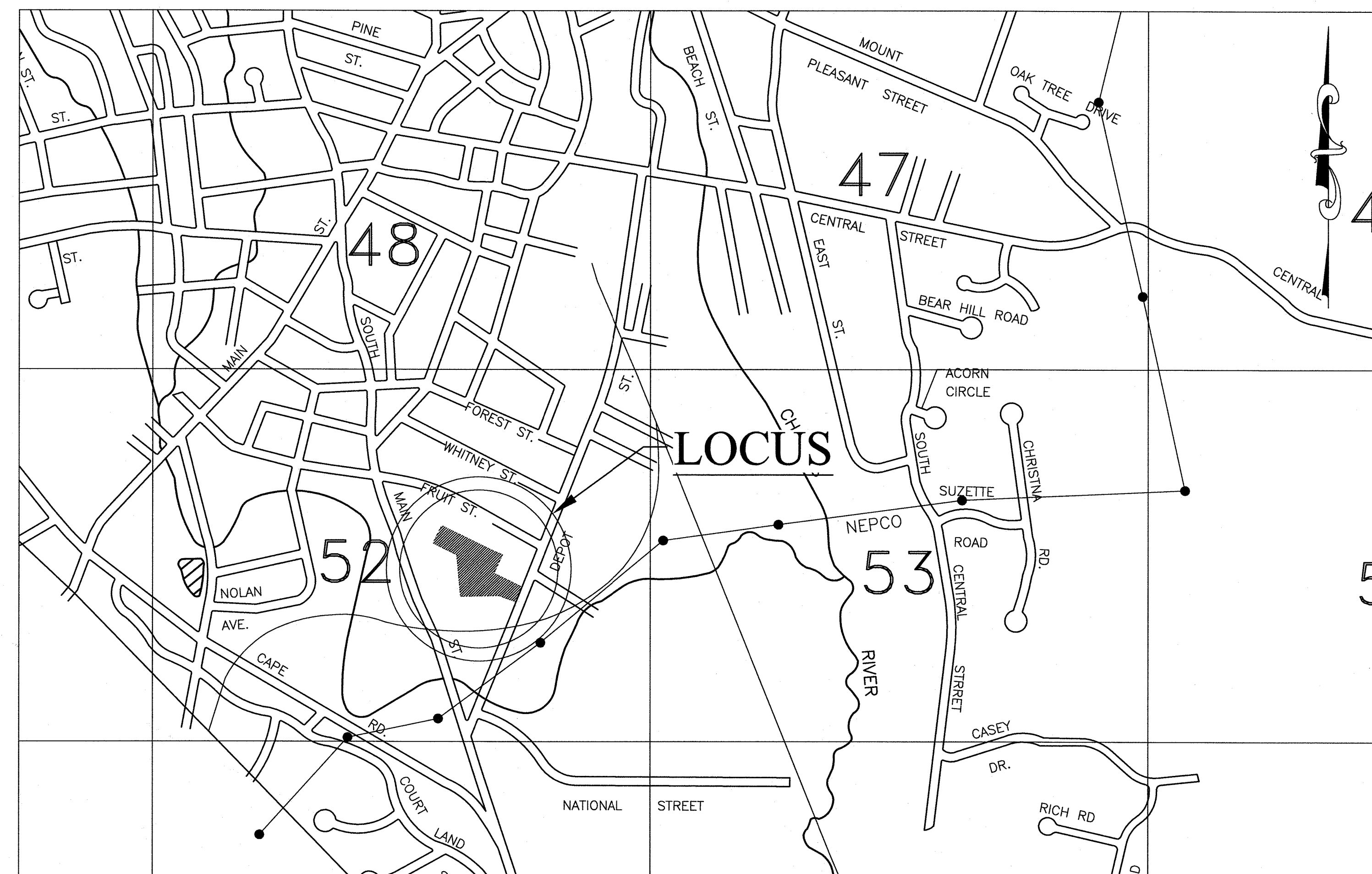
APPROVAL BY THE PLANNING BOARD
IS REQUIRED UNDER THE SUBDIVISION
CONTROL LAW

SIGNATURE DATE: _____

THIS PLAN IS APPROVED SUBJECT TO
AGREEMENTS AND COVENANTS AS INCLUDED IN
THE CONDITIONAL CONTRACT DATED
CONTRACT WILL BE RECORDED. PLANS WILL BE
FILED IN THE WORCESTER REGISTRY OF DEEDS

OWNER/APPLICANT

FREDERICO AND LISA
CARNEIRO
4 BEN'S WAY
HOPEDALE, MA 01747



VICINITY MAP
1" = 600'

PLAN INDEX

TITLE

SHEET

Cover	C
Registry Plan	1
Existing Conditions Plan	2
Site Development Plan	3
Plan and Profile	4
Erosion Control Plan	5
Details	6



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

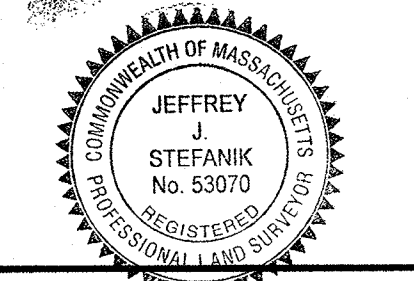
333 WEST STREET, MILFORD, MASS. 01757
PHONE: (508) 473-6630 FAX: (508) 473-8243
www.gandhengineering.com

SEE PLAN BOOK 605 PLAN 51

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

JEFFREY J. STEFANIK PLS DATE



NOTES
1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-
PLAN BOOK 875 PLAN 76 JUNE 2009
PLAN BOOK 726 PLAN 111 APRIL 1998
PLAN BOOK 691 PLAN 123 APRIL 1995
PLAN BOOK 627 PLAN 47 OCTOBER 1989
PLAN BOOK 605 PLAN 51 AUGUST 1988
PLAN BOOK 184 PLAN 35 SEPTEMBER 1952
PLAN BOOK 170 PLAN 41 OCTOBER 1950

2) ZONING DISTRICT- RA
MINIMUM AREA- ONE FAMILY 8,000 SF
TWO FAMILY 12,000 SF
MINIMUM WIDTH- ONE FAMILY 80'
TWO FAMILY 100'
MINIMUM FRONTAGE- ONE FAMILY 80'
TWO FAMILY 100'
SETBACKS- FRONT 25' SIDE 10' REAR 15'
MAXIMUM BUILDING COVERAGE- 25%
MINIMUM OPEN SPACE PER DWELLING UNIT- 2000 SF
MAXIMUM BUILDING HEIGHT- 35' OR 2 STORIES

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. MILFORD PLANNING BOARD

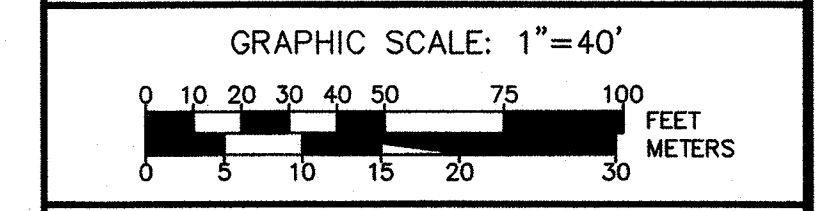
SIGNATURE DATE:

TOWN CLERK CERTIFICATION
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

TOWN CLERK DATE

OWNER:
LISA M. CANEIRO AND
FREDERICO CARNEIRO
LOT 43 1.70 ACRES
DEED BOOK 58817 PAGE 279
LOT 164 1.63 ACRES
DEED BOOK 57421 PAGE 49
LOT 164C 1.22 ACRES
DEED BOOK 57421 PAGE 49

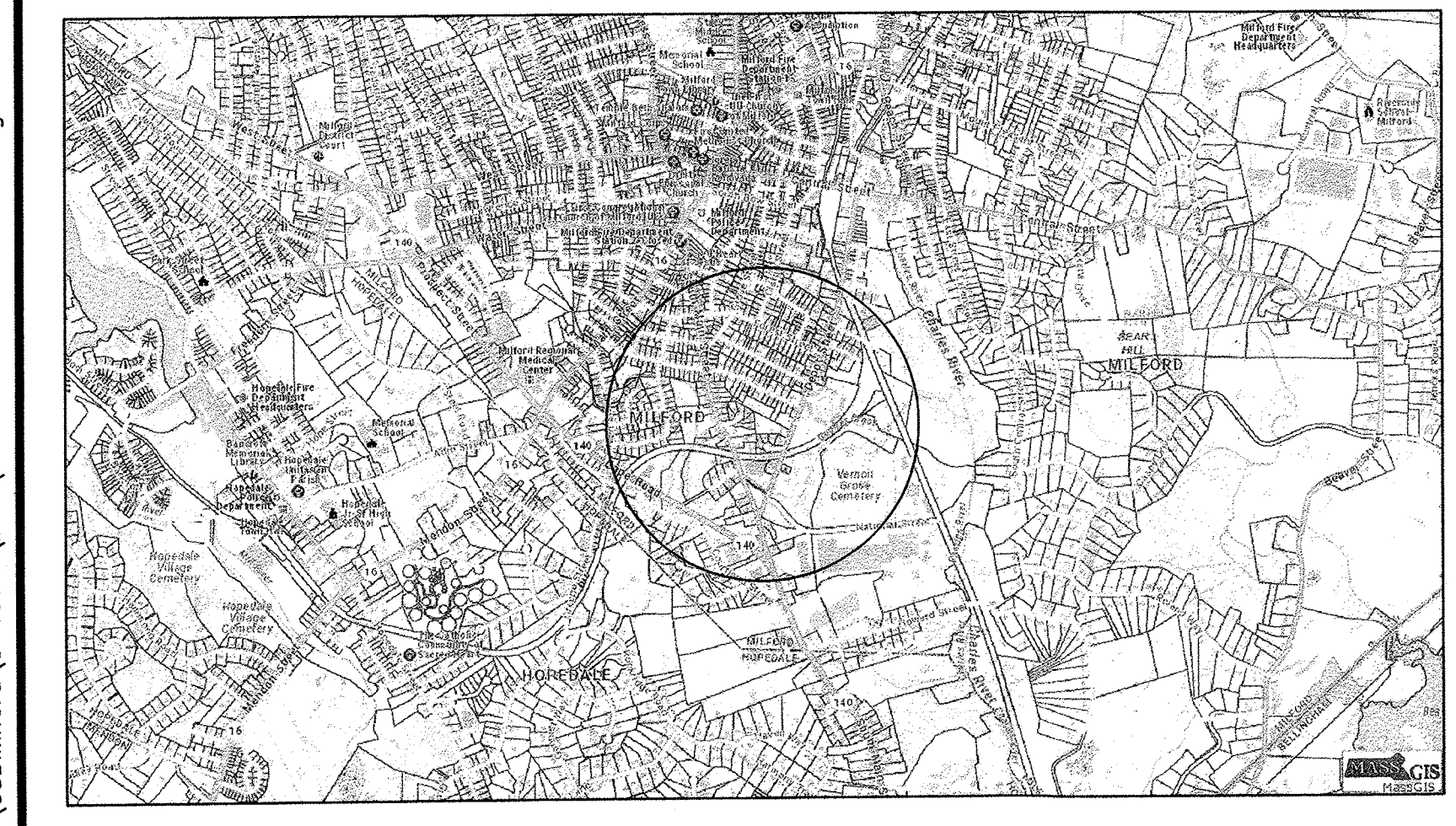
DEFINITIVE PLAN OF LAND
DEPOT STREET ESTATES
109 DEPOT STREET AND
75 FRUIT STREET
MILFORD, MASS.
SCALE: 1"=40'
DATE: MAY 26, 2020
REVISED: NOVEMBER 12, 2020



Guerriere & Halnon, Inc. ENGINEERING & LAND SURVEYING
333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

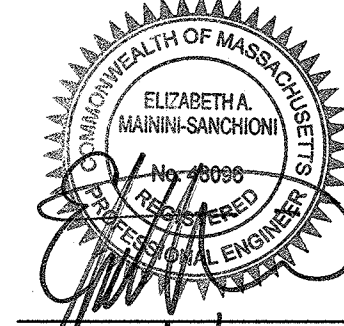


FOR REGISTRY USE ONLY



CURVE TABLE
C1 R=30.00' L=18.95' D=36°11'01"
C2 R=30.00' L=25.11' D=47°58'10"
C3 R=60.00' L=42.51' D=40°35'33"

LEGEND
IP @ IRON PIN
CB □ CONCRETE BOUND
SB □ STONE BOUND
□ CONCRETE BOUND TO BE SET



DATE: 11/12/20
 APPROVED DATE: _____
 PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY

- NOTES
- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.
 - ASSESSOR PARCEL 52-0-43, 164, 164C

LEGEND

EXISTING	PROPOSED
--- 256 ---	--- 256 ---
- - - - -	- - - - -
- - - - -	- - - - -
- - - - -	- - - - -
○	○
⊗	⊗
⊠	⊠
⊛	⊛

OWNER
 FREDERICO AND LISA CARNEIRO
 4 BEN'S WAY
 HOPEDALE, MA 01747

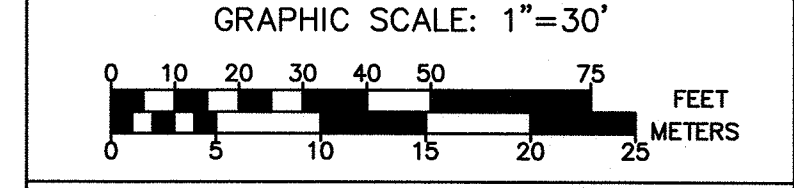
APPLICANT
 FREDERICO AND LISA CARNEIRO
 4 BEN'S WAY
 HOPEDALE, MA 01747

DEPOT STREET ESTATES

EXISTING CONDITIONS
 PLAN

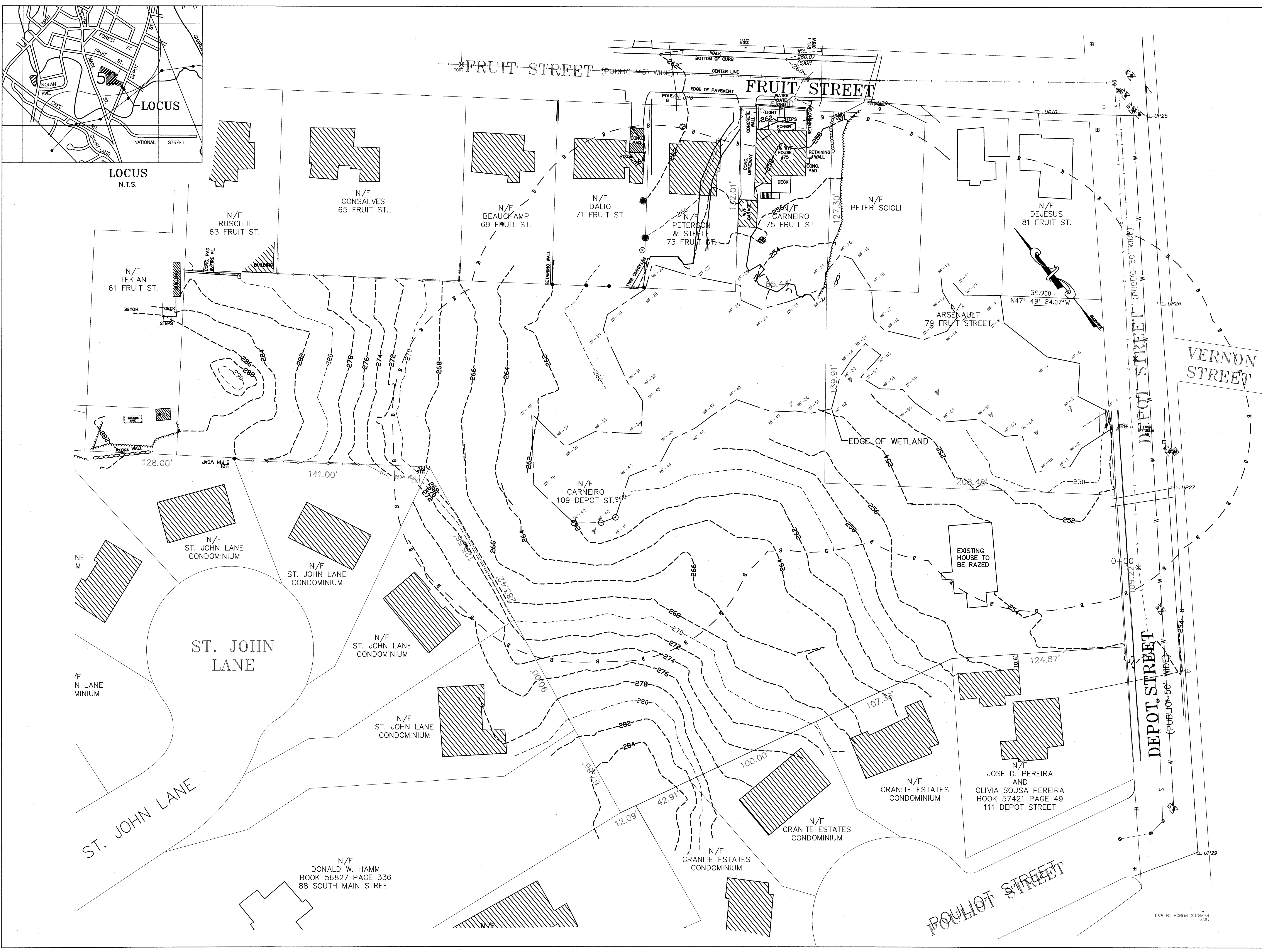
109 DEPOT STREET
 IN
 MILFORD, MA

1	5/26/20	INITIAL SUBMITTAL	DWH
2	11/12/20	DPW COMMENTS	DWH

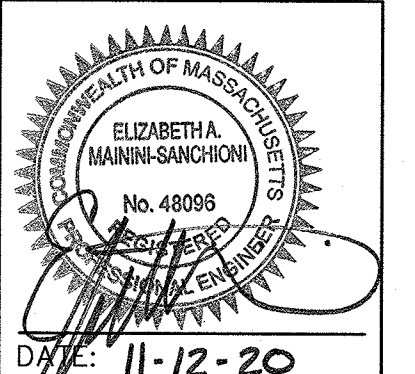
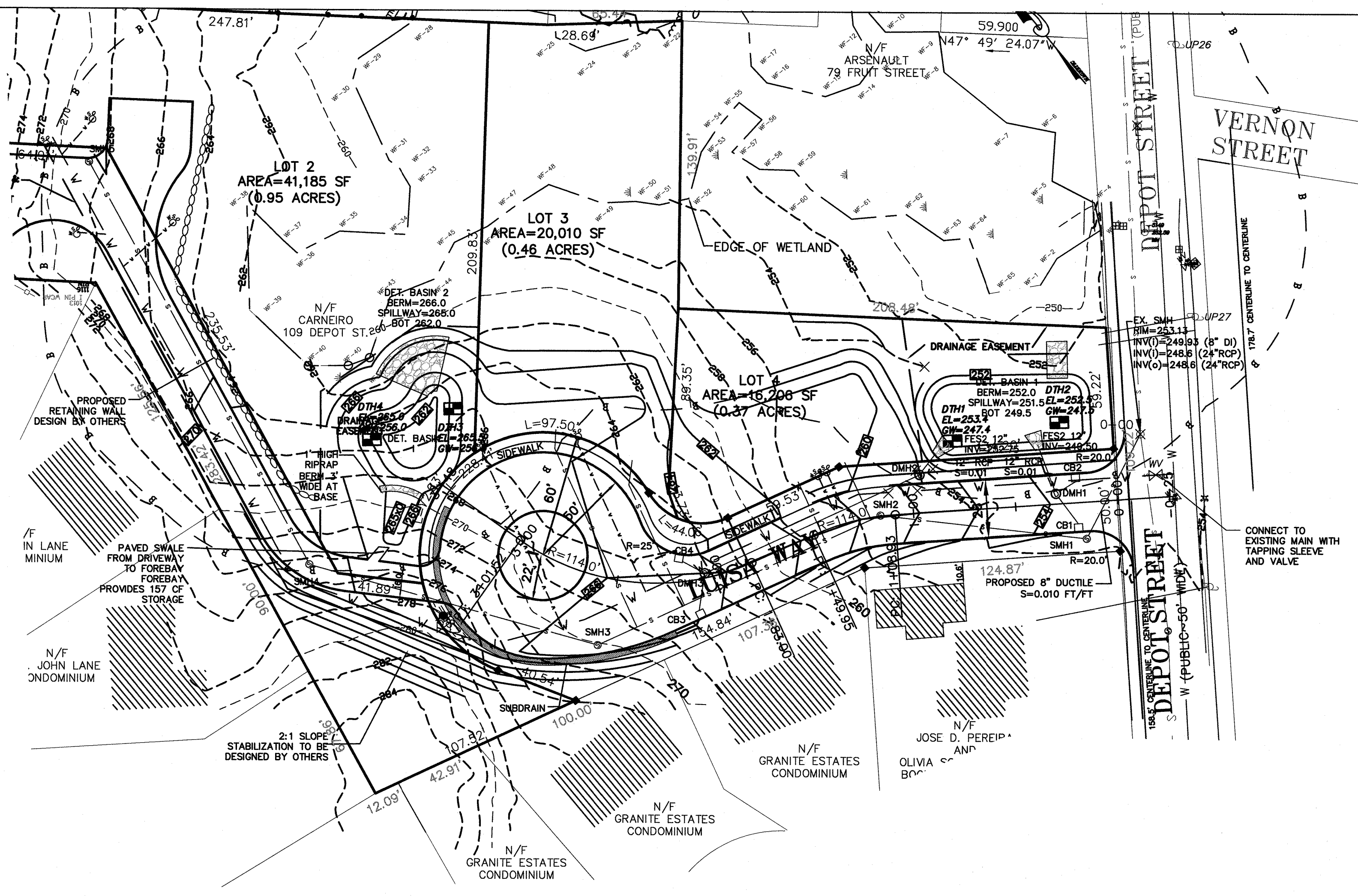


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 ENGINEERING & LAND SURVEYING

333 WEST STREET PH. (508) 473-6630
 MILFORD, MA 01757 FX. (508) 473-8243
 www.gandengineering.com



2020-11-12 dhozen
 G:\CDMilford\G-10114\DWG\DEFINITIVE 05 19 2020\G-10114 Site redesign rev 1.dwg
 G:\CDMilford\G-10114\DWG\DEFINITIVE 05 19 2020\G-10114 Site redesign rev 1.dwg, existing conditions, 11/12/2020 2:23:14 PM



DATE: 11-12-20
 APPROVED DATE: _____
 PLANNING BOARD
 SIGNATURE DATE: _____
 BEING A MAJORITY

- NOTES
- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

LEGEND

EXISTING	PROPOSED
--- 256 ---	--- 256 ---
-D-	-D-
-W-	-W-
-S-	-S-
○	○
⊗	⊗
□	□
⋈	⋈

OWNER
 FREDERICO AND LISA CARNEIRO
 4 BEN'S WAY
 HOPEDALE, MA 01747

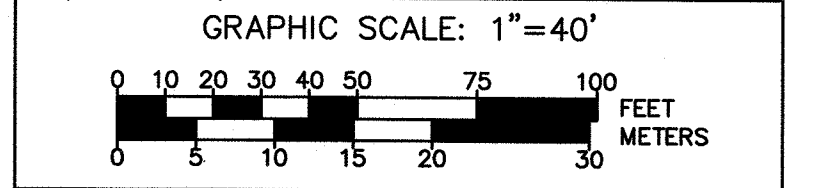
APPLICANT
 FREDERICO AND LISA CARNEIRO
 4 BEN'S WAY
 HOPEDALE, MA 01747

DEPOT STREET ESTATES

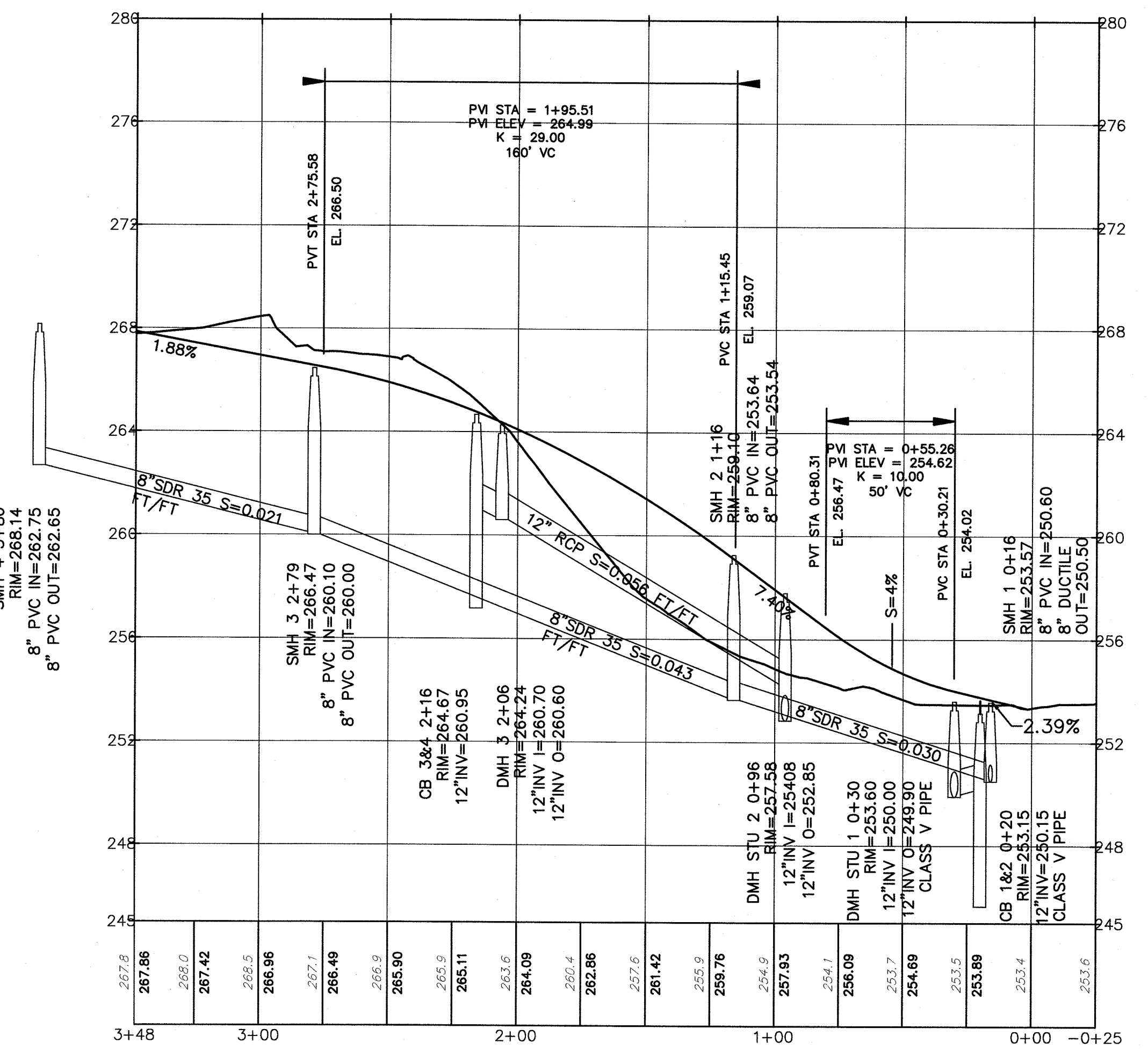
DEFINITIVE SUBDIVISION PLAN

109 DEPOT STREET
 IN
 MILFORD, MA

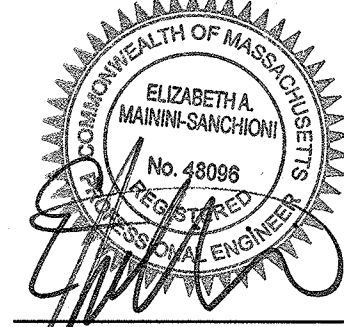
1	5/26/20	INITIAL SUBMITTAL	DWH
2	11/12/20	DPW COMMENTS	DWH



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 333 WEST STREET PH. (508) 473-6630
 MILFORD, MA 01757 FX. (508) 473-8243
 www.gondengineering.com



2019-04-11 ALIGNMENT -- FULL LENGTH
 -0+25 TO 3+48.25



DATE: 11-12-20
 APPROVED DATE: _____
 PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY

NOTES

- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
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- ASSESSOR PARCEL 52-0-43

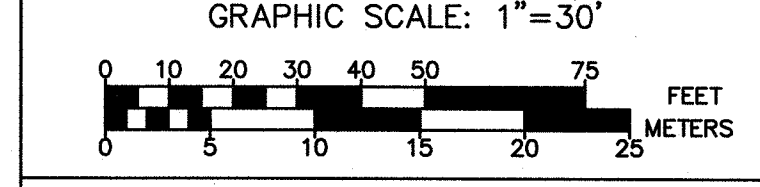
EXISTING		LEGEND		PROPOSED	
- - -	256	---	CONTOUR	- - -	256
D		D	DRAIN LINE	D	
W		W	WATER LINE	W	
S		S	SEWER LINE	S	
○		○	DRAINAGE MANHOLE	○	
⊗		⊗	SEWER MANHOLE	⊗	
□		□	CATCH BASIN	□	
⋈		⋈	FIRE HYDRANT	⋈	

OWNER
 FREDERICO AND LISA CARNEIRO
 4 BEN'S WAY
 HOPDEALE, MA 01747

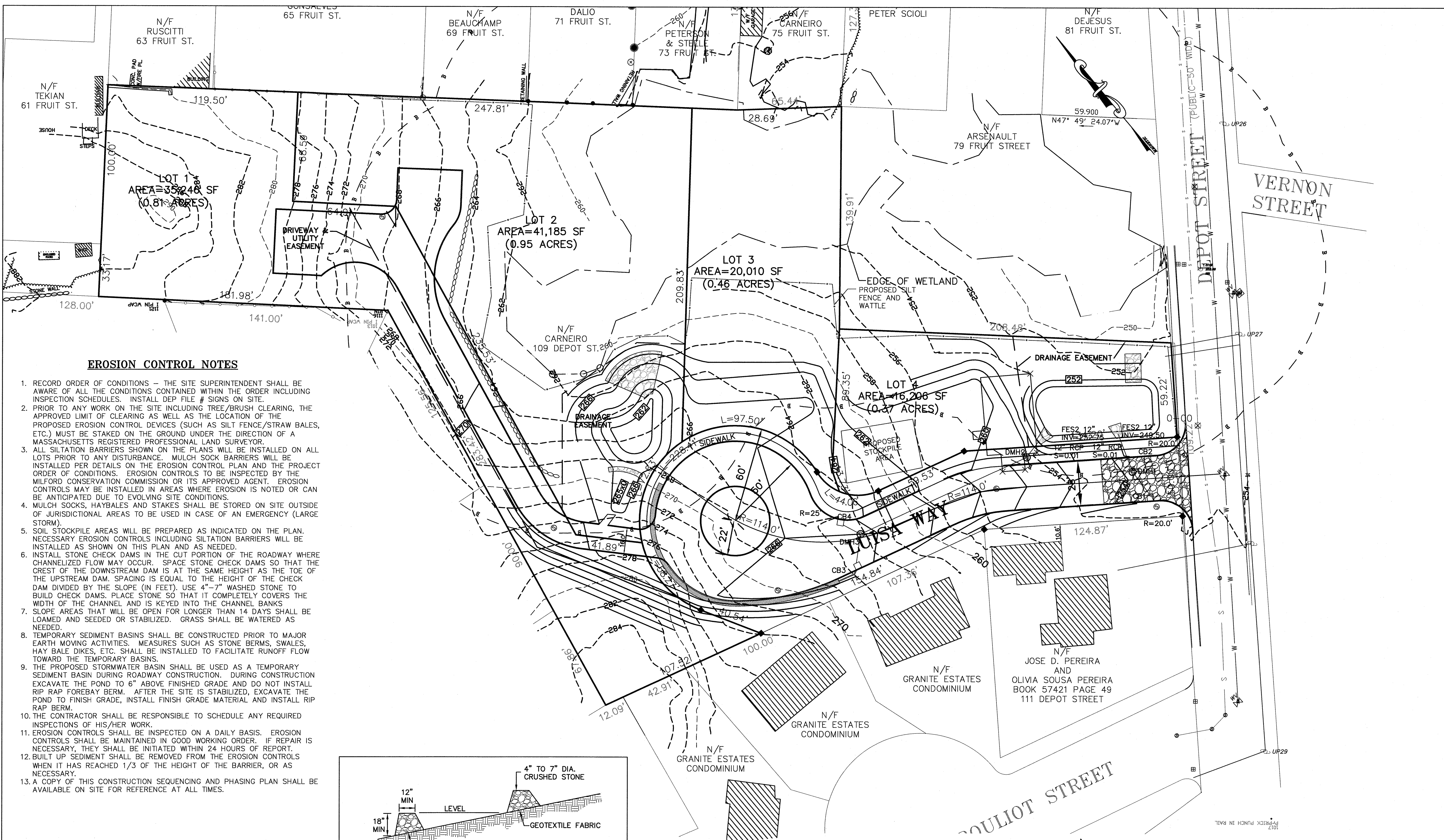
APPLICANT
 FREDERICO AND LISA CARNEIRO
 4 BEN'S WAY
 HOPDEALE, MA 01747

DEPOT STREET ESTATES
 EROSION CONTROL PLAN
 109 DEPOT STREET
 IN
 MILFORD, MA

1	5/26/20	INITIAL SUBMITTAL	DWH
2	11/12/20	DPW COMMENTS	DWH

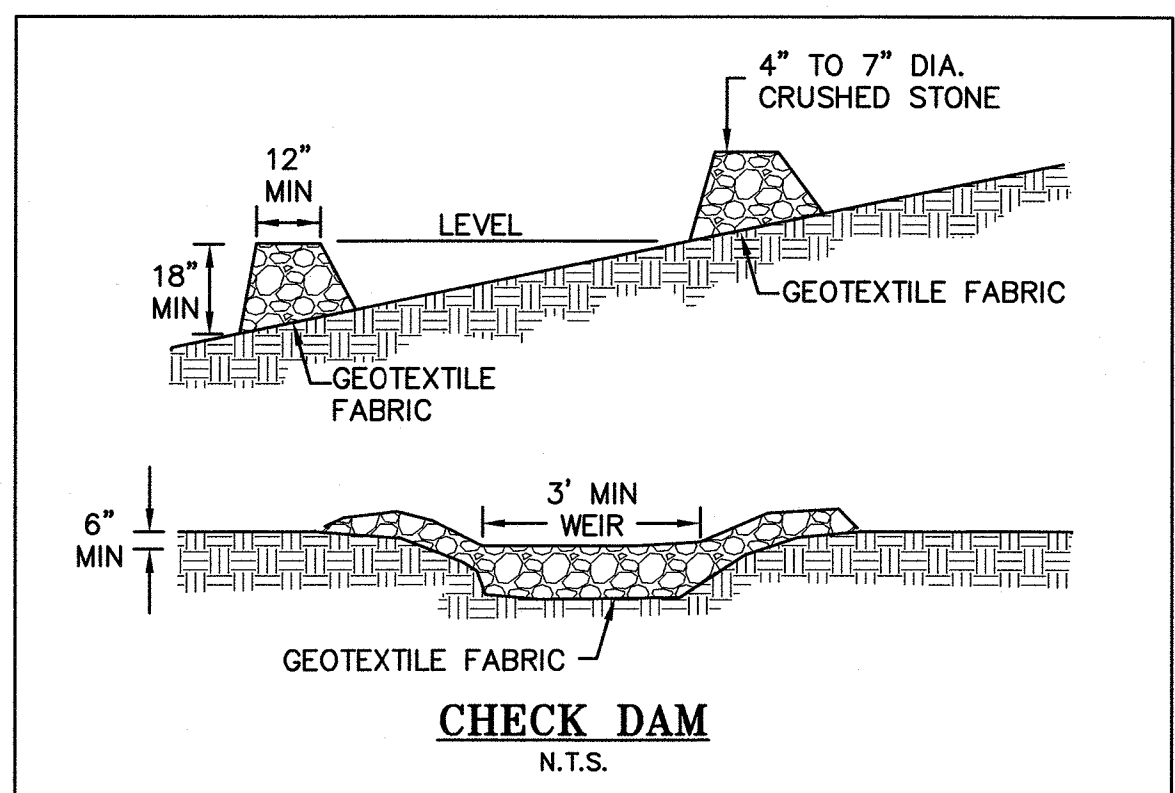


Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 333 WEST STREET PH. (508) 473-6630
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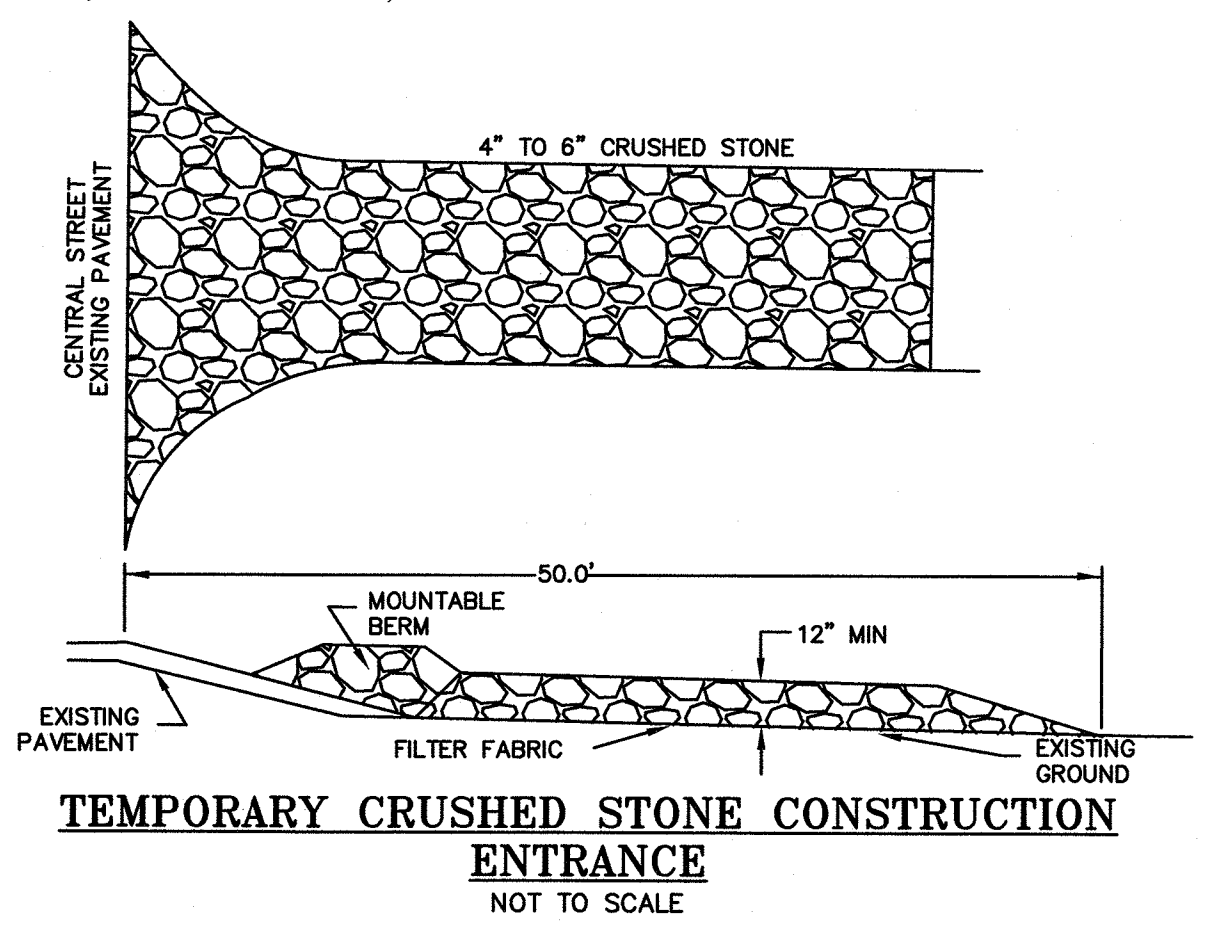


EROSION CONTROL NOTES

- RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES. INSTALL DEP FILE # SIGNS ON SITE.
- PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS SILT FENCE/STRAW BALES, ETC.) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
- ALL SILTATION BARRIERS SHOWN ON THE PLANS WILL BE INSTALLED ON ALL LOTS PRIOR TO ANY DISTURBANCE. MULCH SOCK BARRIERS WILL BE INSTALLED PER DETAILS ON THE EROSION CONTROL PLAN AND THE PROJECT ORDER OF CONDITIONS. EROSION CONTROLS TO BE INSPECTED BY THE MILFORD CONSERVATION COMMISSION OR ITS APPROVED AGENT. EROSION CONTROLS MAY BE INSTALLED IN AREAS WHERE EROSION IS NOTED OR CAN BE ANTICIPATED DUE TO EVOLVING SITE CONDITIONS.
- MULCH SOCKS, HAYBALES AND STAKES SHALL BE STORED ON SITE OUTSIDE OF JURISDICTIONAL AREAS TO BE USED IN CASE OF AN EMERGENCY (LARGE STORM).
- SOIL STOCKPILE AREAS WILL BE PREPARED AS INDICATED ON THE PLAN. NECESSARY EROSION CONTROLS INCLUDING SILTATION BARRIERS WILL BE INSTALLED AS SHOWN ON THIS PLAN AND AS NEEDED.
- INSTALL STONE CHECK DAMS IN THE CUT PORTION OF THE ROADWAY WHERE CHANNELIZED FLOW MAY OCCUR. SPACE STONE CHECK DAMS SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME HEIGHT AS THE TOE OF THE UPSTREAM DAM. SPACING IS EQUAL TO THE HEIGHT OF THE CHECK DAM DIVIDED BY THE SLOPE (IN FEET). USE 4"-7" WASHED STONE TO BUILD CHECK DAMS. PLACE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND IS KEYS INTO THE CHANNEL BANKS.
- SLOPE AREAS THAT WILL BE OPEN FOR LONGER THAN 14 DAYS SHALL BE LOAMED AND SEEDED OR STABILIZED. GRASS SHALL BE WATERED AS NEEDED.
- TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO MAJOR EARTH MOVING ACTIVITIES. MEASURES SUCH AS STONE BERMS, SWALES, HAY BALE DIKES, ETC. SHALL BE INSTALLED TO FACILITATE RUNOFF FLOW TOWARD THE TEMPORARY BASINS.
- THE PROPOSED STORMWATER BASIN SHALL BE USED AS A TEMPORARY SEDIMENT BASIN DURING ROADWAY CONSTRUCTION. DURING CONSTRUCTION EXCAVATE THE POND TO 6" ABOVE FINISHED GRADE AND DO NOT INSTALL RIP RAP FOREBAY BERM. AFTER THE SITE IS STABILIZED, EXCAVATE THE POND TO FINISH GRADE, INSTALL FINISH GRADE MATERIAL AND INSTALL RIP RAP BERM.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.
- EROSION CONTROLS SHALL BE INSPECTED ON A DAILY BASIS. EROSION CONTROLS SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF REPAIR IS NECESSARY, THEY SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT SHALL BE REMOVED FROM THE EROSION CONTROLS WHEN IT HAS REACHED 1/3 OF THE HEIGHT OF THE BARRIER, OR AS NECESSARY.
- A COPY OF THIS CONSTRUCTION SEQUENCING AND PHASING PLAN SHALL BE AVAILABLE ON SITE FOR REFERENCE AT ALL TIMES.



- PLACE CHECK DAMS IN REASONABLY STRAIGHT DITCH SECTIONS TO MINIMIZE EROSION POTENTIAL ON CHANNEL BENDS. CHECK DAMS TO BE USED IN THE CUT SECTION OF THE PROPOSED ROADWAY AS NEEDED.
- KEY STONE CHECK DAMS INTO THE SIDE AND BOTTOM OF THE CHANNEL
- GRADE SIDE SLOPES TO 2:1 OR LESS
- MAXIMUM HEIGHT OF CHECK DAM IN CENTER OF WEIR MUST NOT EXCEED 2'
- SPACE CHECK DAMS SO THAT THE CREST OF THE DOWNSTREAM DAM IS THE SAME HEIGHT OF THE TOE OF THE UPSTREAM DAM. SPACING IS EQUAL TO THE HEIGHT OF THE CHECK DAM DIVIDED BY THE SLOPE (IN FEET)



G:\C3DMilford\G-10114\DWG\DEFINITIVE 05 19 2020\G-10114 Site redesign rev 1.dwg, erosion control, 11/12/2020 2:24:02 PM

Agenda Item # 5



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

January 13, 2021

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Notice of Intent for **21 Beaver Street - Proposed Transportation Terminal**
DEP File # 223- 1185

Dear Mr. Giampietro:

I have reviewed the current (3rd) Notice of Intent filing for 21 Beaver Street (lot 25A), see my letter dated November 13, 2020. The submittal is for a Proposed Transportation Terminal. The applicant is Route 85 Realty Corp., P.O. Box 444, Mendon, MA 01756.

The site consists of 14.58 Acres, Zoned Highway Industrial B (IB) and is located on the west side of Beaver Street (behind McDonald's Restaurant).

2nd Update:

- Following the last meeting in December 2020, I have **not** received a completed submittal of the supplemental information needed to addresses the comments by D.E.P.

Sincerely,

Michael Dean, P.E.
Town Engineer



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

December 15, 2020

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Notice of Intent for **21 Beaver Street - Proposed Transportation Terminal**
DEP File # 223- 1185

Dear Mr. Giampietro:

I have reviewed the current (3rd) Notice of Intent filing for 21 Beaver Street (lot 25A), see my letter dated November 13, 2020. The submittal is for a Proposed Transportation Terminal. The applicant is Route 85 Realty Corp., P.O. Box 444, Mendon, MA 01756.

The site consists of 14.58 Acres, Zoned Highway Industrial B (IB) and is located on the west side of Beaver Street (behind McDonald's Restaurant).

Update:

- Following the last meeting in November 2020, I have **not** received any additional information from the applicant, which addresses the comments by D.E.P.

Sincerely,

Michael Dean, P.E.
Town Engineer



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

November 13, 2020

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Notice of Intent for **21 Beaver Street - Proposed Transportation Terminal**
DEP File # 223- _____

Dear Mr. Giampietro:

I have reviewed the current (3rd) Notice of Intent filing for 21 Beaver Street (lot 25A). The submittal is for a Proposed Transportation Terminal. The applicant is Route 85 Realty Corp., P.O. Box 444, Mendon, MA 01756.

The site consists of 14.58 Acres, Zoned Highway Industrial B (IB) and is located on the west side of Beaver Street (behind McDonald's Restaurant).

The 1st NOI was for Site Preparation (for a future commercial site). The 1st filing has an Order of Conditions, DEP File number 223-1103. The 2nd NOI was for the filling of a small portion of Bordering Vegetated Wetlands (BVW) and a Drainage Ditch / Bank associated with the aforementioned small portion of BVW. The 2nd NOI has an Order of Conditions, DEP File # 223-1132.

The resource areas associated with the parcel are: Bordering Vegetated Wetlands, Bank and 100Year Flood Plain. The resource areas were delineated and re-evaluated by Goddard Consulting, LLC.

Following a review of the above referenced documents I offer the following comments:

1. There is 3,545 SF of Bordering Vegetated Wetland proposed to be filled under this NOI, plus 860 SF previously approved, with a total of 6,489 SF of Wetland Replication, a 1.5:1 Ratio. 40 Lineal feet (LF) of bank is to be filled also. The resource area bank, that is associated with the site is essentially a drainage ditch that carried drainage from the McDonald's site to the main wetlands.
2. Erosion control measures **are** shown on the plan and the detail **does** include Silt Fence with Mulch Sock.
3. The larger full-scale Resource Area Plan **does** include the Replication Procedure / information that is included in the Report by Goddard Consulting.
4. Since the original submittal, the drainage analysis / design has been revised along with a final set of design plans.

I recommend the issuance of an Order of Conditions for the project.

Sincerely,



Michael Dean, P.E.
Town Engineer

October 7, 2020

Milford Conservation Commission
52 Main Street
Milford, MA 01757

RE: Notice of Intent
21 Beaver Street (Map 44, Lot 25A), Milford, MA
(DEP File #233-1132)

Dear Milford Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Notice of Intent (NOI) on behalf of the applicant, Rte. 85 Realty Corporation, for the construction of a parking lot with associated grading and infiltration system. Work includes impacts to Bordering Vegetated Wetlands (BVW), Bank, and Land Under Water Bodies and Waterways (LUW) with wetland replication. This new NOI is being filed as the work proposed is beyond the original extent of the Order of Conditions (DEP File #233-1132) issued in 2017.

Seven hard copies and a digital copy of the NOI application have been submitted for your review. A list of enclosed documents are as follows:

- NOI (WPA Form 3) Application Form
- NOI Wetland Fee Transmittal Form
- Copy of Fee Checks
- Affidavit of Service, Notification to Abutters, Certified Abutters List and Map
- Order of Conditions (WPA Form 5), DEP File #223-1103, 11/17/2017
- USGS Site Locus, Goddard Consulting, LLC. 3/4/2020
- Orthoview of Site, Goddard Consulting, LLC. 10/7/2020
- Wetland Replication Area - Planting Plan, Goddard Consulting, LLC. 10/7/2020
- Stormwater Report for "495 Transportation Terminal", Milford, MA, Guerriere & Halnon, Inc. Revised: 2/19/2020
- Site Plan: "495 Transportation Depot I" Transportation Terminal Site Plan 21 Beaver Street, Milford MA, 10 Sheets, Guerriere & Halnon, Inc., 9/8/2020

1.0 Site Permitting History

An Order of Conditions (DEP File #233-1132) was issued for this site in 2017 for clearing, grading and the construction of a temporary stormwater basin. This work included the filling of a non-jurisdictional wetland ditch (480 linear feet) and 860 square feet (SF) of BVW. The Construction of a 4,477 SF wetland replication area with interior Bank restoration was approved to replicate the resource areas impacted. This replication area is yet to be constructed.

2.0 Existing Conditions

The site of the proposed project consists of one parcel totaling approximately 14.58 acres. The northern portion of the site is an open gravel area, created under the OOC for DEP file #223-1132. The ditch (480 linear feet of Bank) and BVW (860 SF) have been filled under the OOC (DEP #223-1132). The temporary stormwater basin is in place and the wetland replication area has been cleared for construction. Erosion controls are in place at the limit of work, preventing sedimentation into BVW, which resides just south of the gravel area. In general, the site is dominated with native species of vegetation (red maple, white pine, red oak, witch hazel, highbush blueberry, sweet pepperbush, ferns, raspberry, greenbrier, and grape) with small pockets disturbed by invasive species (glossy buckthorn and oriental bittersweet).

There is a flagged intermittent stream, near wetland flag WF-GC73, which includes two resource areas: Bank (40 linear feet) and Land Under Water (LUW; 267 SF).

According to the Mass GIS data layers for NHESP, this site is not located 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. There are Zone AE and X FEMA Flood Zones located both within and outside of the delineated BVW boundary. The resource area, Bordering Land Subject to Flooding (BLSF), extends from the delineated wetland line up to the 100-year FEMA flood elevation (249.40) at the southeastern portion of the lot.

3.0 Project Summary

The proposed project has complied with the work approved under the OOC for DEP file # 233-1132 and shows cumulative impacts to all of the on-site resource areas. The project involves the construction of a parking lot (264 parking spaces) with associated grading and an underground stormwater infiltration system that will overflow its discharge into the Buffer Zone around wetland flag WF-GC27. Rip-rap is proposed to be installed along the western and southern edges of the parking lot.

To allow for fluid parking areas, the project proposes impacting an additional 3,545 SF of BVW. Total wetland fill (including the 860 SF of fill from DEP #233-1132) equals 4,405 SF. Filling of wetlands is proposed between wetland flags WF-GC17 through WF-GC27, WF-GC37 through WF-GC76, WF-GC98 through WF- GC101, and WF-GC101 through WF-GC105 and will be referred to as BVW fill areas 1, 2, 3, and 4 respectively. BVW fill area 1 hosts two species of invasive vegetation including a dominant shrub (20% cover) and ground cover (20% cover) of glossy buckthorn and abundant oriental bittersweet vines (25% cover) which have weighed down saplings and shrubs within the BVW. BVW fill areas 2, 3 and 4 are noticeably void of any invasive species. The BVW will be replicated by combining the original wetland replication area (4,477 SF) to create 6,489 SF of BVW adjacent to the existing BVW. This results in a 1.45 replication ratio.

BVW fill area 2 encompasses two additional resource areas, Bank (40 linear feet) and Land Under Water (LUW; 267 SF), that are proposed to be impacted by the construction the parking lot.

4.0 Regulatory Compliance

This project will comply with the regulations set forth in the WPA. The following Inland Resource Areas are jurisdictional under the WPA and are proposed to be altered in some form: BVW, Bank, LUW & the 100-foot Buffer Zone to BVW (the Buffer Zone).

4.1 BVW General Performance Standards

General Performance Standards associated with filling BVW must be followed for the project to be permissible. Per the WPA 310 CMR 10.55(4)(b, d, & e), the following performance standards must be met:

(b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost:

- 1. the surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");*
- 2. the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area;*
- 3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;*
- 4. the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;*
- 5. the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;*
- 6. at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and*
- 7. the replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00. In the exercise of this discretion, the issuing authority shall consider the magnitude of the alteration and the significance of the project site to the interests identified in M.G.L. c. 131, § 40, the extent to which adverse impacts can be avoided, the extent to which adverse impacts are minimized, and the extent to which mitigation measures, including replication or restoration, are provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40.*

The proposed project will result in the cumulative loss of less than 5,000 SF (4,405 SF) of BVW and will be replaced in the following way:

1. The surface of the replacement area to be created, "the Wetland Replication Area" (6,489 SF), will be greater than that of the area that will be lost "the wetland fill area" (4,405 SF), exceeding the required 1:1 ratio set forth in 310 CMR 10.55(4)(b)(1).
2. The ground water and surface elevation of the Wetland Replication Area (249, 251) will be approximately equal to that of the wetland fill area (249, 251).

3. The overall horizontal configuration and location of the Wetland Replication Area with respect to the Bank will be similar to that of the wetland fill area.
4. The replacement area will have an unrestricted hydraulic connection to the same water body or waterway associated with the wetland fill area.
5. The replacement area will be located within the same general area of the waterbody or reach of the waterway as the wetland fill area.
6. At least 75% of the surface of the Wetland Replication Area will be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment, any exposed soil in the Wetland Replication Area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and
7. The Wetland Replication Area will be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.

(d) Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

The proposed project will not have any adverse effects on specified habitat sites of rare vertebrate or invertebrate species according to the MassGIS data layers for the Natural Heritage and Endangered Species Program (NHESP).

(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern. 310 CMR 10.55(4)(e):

1. *supersedes the provisions of 310 CMR 10.55(4)(b) and (c);*
2. *shall not apply if the presumption set forth at 310 CMR 10.55(3) is overcome;*
3. *shall not apply to work proposed under 310 CMR 10.53(3)(l); and*
4. *shall not apply to maintenance of stormwater detention, retention, or sedimentation ponds, or to maintenance of stormwater energy dissipating structures, that have been constructed in accordance with a valid order of conditions.*

The proposed project site is not located within an ACEC and therefore will not destroy or otherwise impair any portion of a BVW that is within an ACEC. The BVW fill impacts will require a Wildlife Habitat Evaluation to comply with the *Massachusetts Wildlife Habitat Protection Guidance for Inland Wetlands* manual. This evaluation will be submitted to the Commission as supplemental information.

4.2 Wetland Replication Plan

The existing wetland fill areas are located along the exiting tree line. The BVW impact areas (4,405 SF) dips in elevation behind the existing gravel lot and is largely connected to BVW from the south. The key features distinguishing this BVW are the soils and vegetation present. Existing soils within the BVW fill areas are generally muck as far down as 8", with gleyed soils (7.5YR 4/1) further beneath. Ground water was located between 2" and 15" below surface elevation 251 and redoximorphic soil features were found at 6" in wetland fill area 3 and deeper

in other areas. The dominant wetland vegetation consists of red maple, yellow birch, winterberry, sweet pepperbush, witch hazel, highbush blueberry, invasive glossy buckthorn, raspberry, blackberry, and cinnamon fern. The wetland fill area currently provides protection of the following interests in relation to the WPA: ground water supply, flood control, erosion control and sedimentation control, stormwater damage prevention, other water damage prevention, wildlife protection, plant or wildlife habitat, and natural character of wetland values.

The wetland replication area is located in an upland feature that is surrounded by BVW on three of its edges. The size of the replicated area will be about 6,487 SF, which far larger than the existing wetland fill area (4,405 SF to be lost). The location of the replication area was selected for the following reasons:

- The area can easily be accessed from the gravel area.
- Ground water was located 12 inches below ground level in the proposed wetland replication area. Only a 2-foot cut in grading will need to occur throughout the area to reach desirable depths for necessary hydric soil conditions.
- Hydric soils were found as low as 12 inches below the surface which hints that the soils will be suitable for wetland indicator species to thrive.
- The connection to BVW will allow the replication area to blend into a similar landscape provided nearby.
- This location allows the replicated wetland to fulfill the same functions and values as the existing BVW. The wetland replication area will provide protection of the following benefits: ground water supply, flood control, erosion control and sedimentation control, storm damage prevention, other water damage prevention, prevention of pollution, wildlife protection, and plant or wildlife habitat.

The following steps may be completed congruently to ensure transplanted vegetation is immediately planted.

Supervision: All work within the replication area shall be supervised by a qualified wetland scientist with a minimum of five years' experience. Wetland scientist shall submit qualification for approval by the Conservation Commission prior to the commencement of work that requires supervision. The supervisor shall submit monitoring reports to the Conservation Commission as described below. Reports shall contain details of all work performed and photographs of completed conditions.

Timing: Work shall take place ideally when the wetland impact area is not saturated. If necessary, a dewatering plan shall be approved by the Conservation Commission. The construction and installation of the replication area should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30). Planting during these periods is highly recommended. The replication area grading is advised not to commence unless the contractor can guarantee completion of the work within the replication area within the same season.

Step 1: Stake Limits of Work, Confirm Wetland Flags in Place & Install ECB – At Replication Area

Stake out limits of work and confirm wetland flags are in place for the replication area. Erosion control barriers shall then be installed in the form of staked siltation fence and mulch sock (or similar invasive-free barrier) placed at the limit of work for the replication area. These will remain in place and be maintained until the areas are completely stabilized and then may be removed after approval of the Conservation Commission. Wetland scientist shall have authority to require additional erosion control measures if deemed necessary.

Step 2a: Identify Shrubs, Woody Debris, and Boulders to be re-used in Replication Area

The wetland scientist shall identify and flag any native wetland shrubs within the replication area and the wetland fill areas that may be dug up and stockpiled for use as additional plantings in the replication area. A few plant species that will likely be flagged include, but are not limited to: red maple, highbush blueberry, winterberry, sweet pepperbush & cinnamon fern. Any flagged specimens shall be removed and carefully stockpiled in a designated area outside the replication area. Any large woody debris (rotting logs and tree stumps), moss covered boulders/rocks, ferns, and other ground cover shall also be identified and flagged for stockpiling and subsequent addition to the replication area. Wetland trees that lie or stand along the edge of the replication area may be preserved at the discretion of the wetland scientist.

Step 2b: Remove Trees and Vegetation

Once flagged trees, shrubs and woody debris specimens have all been removed and stockpiled, clear and remove all remaining vegetation within the replication area and the wetland fill areas in preparation for excavation and grading.

Step 3: Excavation of Wetland Soils at the wetland fill areas

Prior to any soil excavation, a storage area for soil and leaf litter shall be prepared; soil shall not be stored in buffer zone. Topsoil, leaf litter, and subsoil shall be stockpiled separately. Wetland soils from the wetland fill areas will be excavated and transported to the replication area. The soils immediately surrounding the wetland fill area will also be transplanted to the replication area and will be placed along the inner border of the replication area to create a natural transition from wetland to upland soils.

Step 4: Excavation of Replication Area

An excavator or backhoe shall remove existing soils up to the edge of the proposed replication area boundary, to a depth at which redoximorphic features become visible in the C-horizon at the soil surface and at least one foot below proposed final grade, all of which shall be supervised and directed by the wetland scientist. Final grading will range from 249 feet at the deepest desired depth and will elevate to 251 feet further upgradient. Ground water was discovered 12 inches below elevation 251 so it expected that ground water will be revealed as elevations are graded down to 250. Topsoil and subsoil shall be removed from the area for re-use elsewhere in the project site or removed from the site. Subsoil of the C-horizon shall be loosened prior to Step 5 to ensure soils aren't compacted prior to topsoil placement.

Step 5: Final Grading of Replication Area

Upon removal of existing soils down to the proper depth (as determined by the wetland scientist), the organic soil from the wetland fill areas will be placed within the replication area. If soils from the impact area are not sufficient, supplemental soils shall be imported sourced from composted organic materials and shall consist of a 50:50 mix of loam and organic material with an organic content between 12 and 20%. Topsoil shall be placed within the replication area to a depth 6-12" and even with the surrounding proposed elevation on design plan, to be determined by the supervising wetland scientist. Final grade shall be confirmed to be proper by the wetland scientist prior to plantings. Placement of soil shall be such that no equipment drives over or compacts placed soils. Final grading will result in micro relief of pits and mounds. Topography will create areas that pool and flood during heavy rain events and also see water near the surface during the wet season.

Step 6: Place Woody Debris and Boulders

Woody debris and moss-covered boulders shall be randomly placed throughout the replication area to provide cover for wildlife.

Step 7: Planting

Selected species, especially grasses and sedges, may be transplanted from the wetland fill areas into the replication area provided that the time of year and duration of plants' time out of soil is appropriate for survival of transplants. Precise citing of plants may be determined by the wetland scientist in the field prior to installation. All plantings (referenced in the planting list later in the report) shall be distributed randomly throughout the area; trees spaced at 10-15' on center; shrubs spaced at 6-12' on center and herbaceous species 3' or less on center. Shrubs shall be planted in clumps of 3-4 of same species. As a rule, plants of the same species will be placed in groupings that more closely mimic natural conditions. Trees planted on mounds and shrubs and herbaceous cover in depressions. Stockpiled shrubs will be placed first. All other plantings will be removed from burlap sacks, wire cages and plastic containers prior to planting. Each plant will have its roots loosened prior to planting to encourage root growth away from the planting bulb. Leaf litter shall be spread throughout area if available. Wetland seed mix shall be scattered evenly by hand throughout the replication area. Once all work is complete an erosion control barrier will be installed to enclose the replication area on the access side of the replication area.

Step 8: As-built

Interim as-built plans, complete with one-foot contours, spot elevations, surface area, and cross sections of the replication area shall be prepared by a Registered Professional Land Surveyor of the Commonwealth and submitted to the Commission within 30 days of completion of final grading.

Step 9: Erosion Controls Removal

Once replication area is stable a request shall be submitted to the Conservation Commission to remove the erosion controls around wetland replication area. Upon approval of stabilization, erosion controls shall be removed promptly, and any significant disturbance shall be seeded with a wetland seed mix as specified in the planting list.

Step 10: Replication Monitoring

a. **Seasonal monitoring reports** shall be prepared for the replication area by a qualified wetland scientist for a period of 3 additional years after installation or every year until a COC is issued by the Charlton Conservation Commission. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the replication area. Monitoring reports shall be submitted to the Commission by November 15th of each year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the replication area with respect to stability, soil characteristics (i.e. horizons, depths, texture, percent gravel and rock, organic matter, Munsell hue, value and chroma, consistence and evidence of hydrologic influence), survival of vegetation and plant mortality, aerial extent and distribution, species diversity and vertical stratification (i.e. herb, shrub and tree layers). Invasive species will be documented if present, monitored and removed.

b. **At least 75% of the surface area** of the replication area shall be re-established with indigenous plant species within three growing seasons. If the replication area does not meet the 75% re-vegetation requirement by the end of the second growing season after installation, the Applicant shall submit a remediation plan to the Commission for approval that will achieve, under the supervision of a Wetland Specialist, replication goals. This plan must include an analysis of why the areas have not successfully re-vegetated and how the Applicant intends to resolve the problem.

Proposed Plantings for Wetland Replication Area (6,489 SF)

Common Name	Scientific Name	Number	Size
Trees (n = 39)			
Red Maple (FAC)	<i>Acer rubrum</i>	13	4-5'
Yellow Birch (FAC)	<i>Betula alleghaniensis</i>	13	4-5'
Swamp White Oak (FACW)	<i>Quercus bicolor</i>	13	4-5'
Shrubs (n = 84)			
Sweet Pepperbush (FAC)	<i>Clethra alnifolia</i>	21	3 gal. pot
Highbush Blueberry (FACW)	<i>Vaccinium corymbosum</i>	21	3 gal. pot
Winterberry (FACW)	<i>Ilex verticillata</i>	21	3 gal. pot
Spicebush (FACW)	<i>Lindera benzoin</i>	21	3 gal. pot
Ground Cover (n = 50)			
Cinnamon Fern (FACW)	<i>Osmundastrum cinnamomea</i>	50	1 gal. pot
Seed Mix			
New England Wetland Plants WETMIX or equivalent		1	3 lbs

In the exercise of its discretion, the Commission should consider that the project has been designed to minimize impacts to BVW to the greatest extent practicable. The BVW replication area has been expanded from its original scope and will be replicated at a ratio greater than 1:1.

4.3 Bank and LUW Impacts

The project plans for the originally approved project (DEP File #233-1132) show the originally proposed Bank and LUW replication area within a wetland replication area. With the newly proposed design, this Bank and LUW restoration will be removed as the stormwater source for the stream is being shifted to the east to allow the stormwater to discharge into the undisturbed Buffer Zone. To justify this, the wetland replication area has been expanded well above a 1:1 ratio of BVW replication to make up for the loss of Bank and LUW.

Bank

General Performance Standards associated with filling Bank must be followed for the project to be permissible. Per the WPA 310 CMR 10.54(4), the following performance standards must be met:

(a) Where the presumption set forth in 310 CMR 10.54(3) is not overcome, any proposed work on a Bank shall not impair the following:

- 1. The physical stability of the Bank;*
- 2. The water carrying capacity of the existing channel within the Bank;*
- 3. Ground water and surface water quality;*
- 4. The capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;*
- 5. The capacity of the Bank to provide important wildlife habitat functions. 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 50 feet (whichever is less) of the length of the bank found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. In the case of a bank of a river or an intermittent stream, the impact shall be measured on each side of the stream or river. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.*
- 6. Work on a stream crossing shall be presumed to meet the performance standard set forth in 310 CMR 10.54(4)(a) provided the work is performed in compliance with the Massachusetts Stream Crossing Standards by consisting of a span or embedded culvert in which, at a minimum, the bottom of a span structure or the upper surface of an embedded culvert is above the elevation of the top of the bank, and the structure spans the channel width by a minimum of 1.2 times the bankfull width. This presumption is rebuttable and may be overcome by the submittal of credible evidence from a competent source. Notwithstanding the requirement of 310 CMR 10.54(4)(a)5., the impact on bank caused by the installation of a stream crossing is exempt from the requirement to perform a habitat evaluation in accordance with the procedures contained in 310 CMR 10.60.*

The proposed project will result in the loss of 40 linear feet of Bank and will address the aforementioned regulations in the following way:

1. The physical stability of the filled Bank will be impacted since it will no longer be re-created within the replication area. To justify this, the replication area has been expanded well above a 1:1 ratio of BVW replication to make up for the loss of Bank.
2. The carrying capacity of the channel will be lost because Bank will no longer be replicated. To justify this, the wetland replication has been expanded to compensate for the loss of water carrying capacity that the Bank once provided.
3. Ground water and surface water quality will not be impacted.
4. The capacity to provide breeding habitat, escape cover and food for fisheries will not be impacted as there is no fisheries present within the existing Bank resource area.
5. A wildlife habitat analysis is yet to be performed and will be submitted to the Commission as supplemental information to address this regulation.
6. A stream crossing is not proposed as part of this project.

(b) Notwithstanding the provisions of 310 CMR 10.54(4)(a), structures may be permitted in or on a Bank when required to prevent flood damage to facilities, buildings and roads constructed prior to the effective date of 310 CMR 10.51 through 10.60 or constructed pursuant to a Notice of Intent filed prior to the effective date of 310 CMR 10.51 through 10.60 (April 1, 1983), including the renovation or reconstruction (but not substantial enlargement) of such facilities, buildings and roads, provided that the following requirements are met:

1. *The proposed protective structure, renovation or reconstruction is designed and constructed using best practical measures so as to minimize adverse effects on the characteristics and functions of the resource area;*
2. *The applicant demonstrates that there is no reasonable method of protecting, renovating or rebuilding the facility in question other than the one proposed.*

The proposed project does is not proposing impacts to prevent flood damage.

(c) Notwithstanding the provisions of 310 CMR 10.54(4)(a) or (b), no project may be permitted which will have any adverse effect on specified habitat sites of Rare Species, as identified by procedures established under 310 CMR 10.59.

The proposed project site is not located within an ACEC and therefore will not destroy or otherwise impair any portion of a BVW that is within an ACEC.

LUW

General Performance Standards associated with filling LUW must be followed for the project to be permissible. Per the WPA 310 CMR 10.56(4), the following performance standards must be met:

(a) Where the presumption set forth in 310 CMR 10.56(3) is not overcome, any proposed work within Land under Water Bodies and Waterways shall not impair the following:

1. *The water carrying capacity within the defined channel, which is provided by said land in conjunction with the banks;*

2. *Ground and surface water quality;*
3. *The capacity of said land to provide breeding habitat, escape cover and food for fisheries; and*
4. *The capacity of said land to provide important wildlife habitat functions. 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 may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures established under 310 CMR 10.60.*
5. *Work on a stream crossing shall be presumed to meet the performance standard set forth in 310 CMR 10.56(4)(a) provided the work is performed in compliance with the Massachusetts Stream Crossing Standards by consisting of a span or embedded culvert in which, at a minimum, the bottom of a span structure or the upper surface of an embedded culvert is above the elevation of the top of the bank, and the structure spans the channel width by a minimum of 1.2 times the bankfull width. This presumption is rebuttable and may be overcome by the submittal of credible evidence from a competent source. Notwithstanding the requirements of 310 CMR 10.56(4)(a)4., the impact on Land under Water Bodies and Waterways caused by the installation of a stream crossing is exempt from the requirement to perform a habitat evaluation in accordance with the procedures established under 310 CMR 10.60.*

The proposed project will result in the loss of 267 SF of LUW and will address the aforementioned regulations in the following way:

1. The carrying capacity of the channel will be lost because LUW will no longer be replicated. To justify this, the wetland replication has been expanded to compensate for the loss of water carrying capacity that the LUW once provided.
2. Ground water and surface water quality will not be impacted.
3. The capacity to provide breeding habitat, escape cover and food for fisheries will not be impacted as there is no fisheries present within the existing LUW resource area.
4. A wildlife habitat analysis is yet to be performed and will be submitted to the Commission as supplemental information to address this regulation.
5. A stream crossing is not proposed as part of this project.

(b) Notwithstanding the provisions of 310 CMR 10.56(4)(a), the issuing authority may issue an Order in accordance with M.G.L. c. 131, § 40 to maintain or improve boat channels within Land under Water Bodies and Waterways when said work is designed and carried out using the best practical measures so as to minimize adverse effects such as the suspension or transport of pollutants, increases in turbidity, the smothering of bottom organisms, the accumulation of pollutants by organisms or the destruction of fisheries habitat or nutrient source areas.

The proposed project does not involve work related to this regulation.

(c) Notwithstanding the provisions of 310 CMR 10.56(4)(a) or (b), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

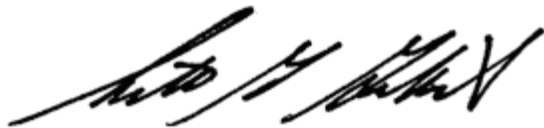
The proposed project site is not located within an ACEC and therefore will not destroy or otherwise impair any portion of a BVW that is within an ACEC.

5.0 Conclusion

The project has been designed to comply with the regulations of 310 CMR 10.00 et al and has provided a larger replication area than required to justify the loss of Bank and LUW resource areas. The applicant requests that the Commission permit the proposed work with an Order of Conditions.

If there are any questions concerning this submission, please do not hesitate to contact us.

Very truly yours,
GODDARD CONSULTING, LLC

A handwritten signature in black ink, appearing to read 'Scott Goddard', written over a horizontal line.

Scott Goddard, Principal & PWS

Cc: MassDEP-CERO Office, Wetland Division, 8 New Bond Street, Worcester, MA 01606
John Nenart, RTE 85 Realty Corp, P.O. Box, Mendon, MA 01756

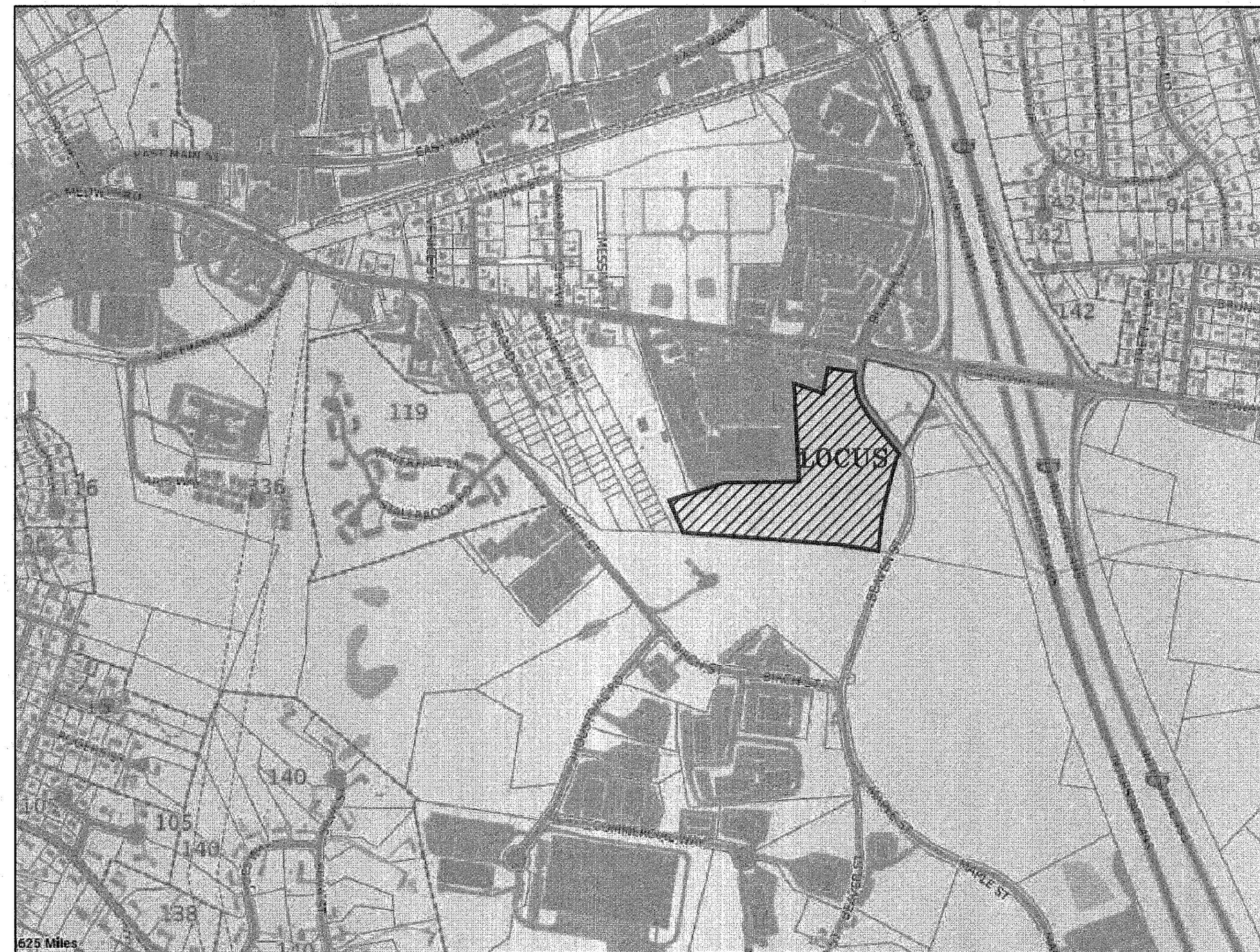
"495 TRANSPORTATION DEPOT I" TRANSPORTATION TERMINAL SITE PLAN 21 BEAVER STREET, MILFORD, MASSACHUSETTS

DATE: JANUARY 2, 2020
REV: FEBRUARY 25, 2020
JUNE 29, 2020
SEPTEMBER 8, 2020

APPROVED DATE: _____
PLANNING BOARD

SIGNATURE DATE: _____

G-8616-1



LOCUS MAP
500 FEET TO AN INCH

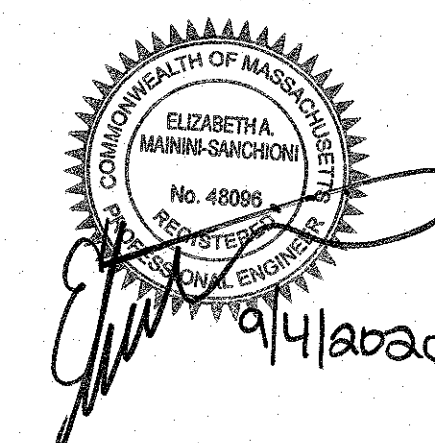
NOTE. STRIPING AND PARKING CONFIGURATION MAY BE ALTERED TO ACCOMMODATE LESSEE'S NEEDS TO ALLOW PARKING OF CARS, VANS, TUCKS TRAILERS AND TRACTOR TRAILERS.

ZONING TABLE

INTENSITY OF USE ZONE IB	EXISTING	PROPOSED
MIN. LOT REQUIREMENTS		
LOT AREA (S.F.)	80,000 S.F.	635,104± S.F.
LOT WIDTH (FT)	250 FT.	629.38 FT.
FRONTAGE (FT)	0 FT.	546.43 FT.
MIN. YARD REQUIREMENTS		
FRONT YARD SETBACK (FT)	50 FT.	0 FT.
SIDE YARD SETBACK (FT)	25 FT.	0 FT.
REAR YARD SETBACK (FT)	30 FT.	0 FT.
MAXIMUM BUILDING SIZE		
BUILDING COVERAGE (% OF LOT)	35%	0%
RATIO (FLOOR/LOT AREA)	.5	0
MINIMUM OPEN SPACE		
% OF LOT AREA	20%	100%
HEIGHT REQUIREMENTS		
MAX. HEIGHT (FT)	60 FT.	0 FT.
MAX. NO. OF STORIES	5	0
PARKING REQUIREMENTS		
TOTAL PARKING SPACES 9'X18'	9	0
HANDICAPPED PARKING 8'X18'	1	0
INTERIOR LANDSCAPING ISLANDS		
TOTAL NO. ISLANDS REQUIRED	24	0
150 S.F. PER ISLAND	3,600 S.F.	0

PARKING CALCULATIONS
REQUIRED PARKING - OFFICE
4 SP/1000 = 2200/1000 X 4 = 9 SPACES
TOTAL SPACES REQUIRED = 9 SPACES

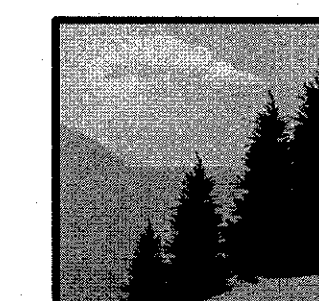
** PROVIDED ALONG THE EXTERIOR OF THE PAVING, EXCLUDING THE 15' BUFFER



INDEX

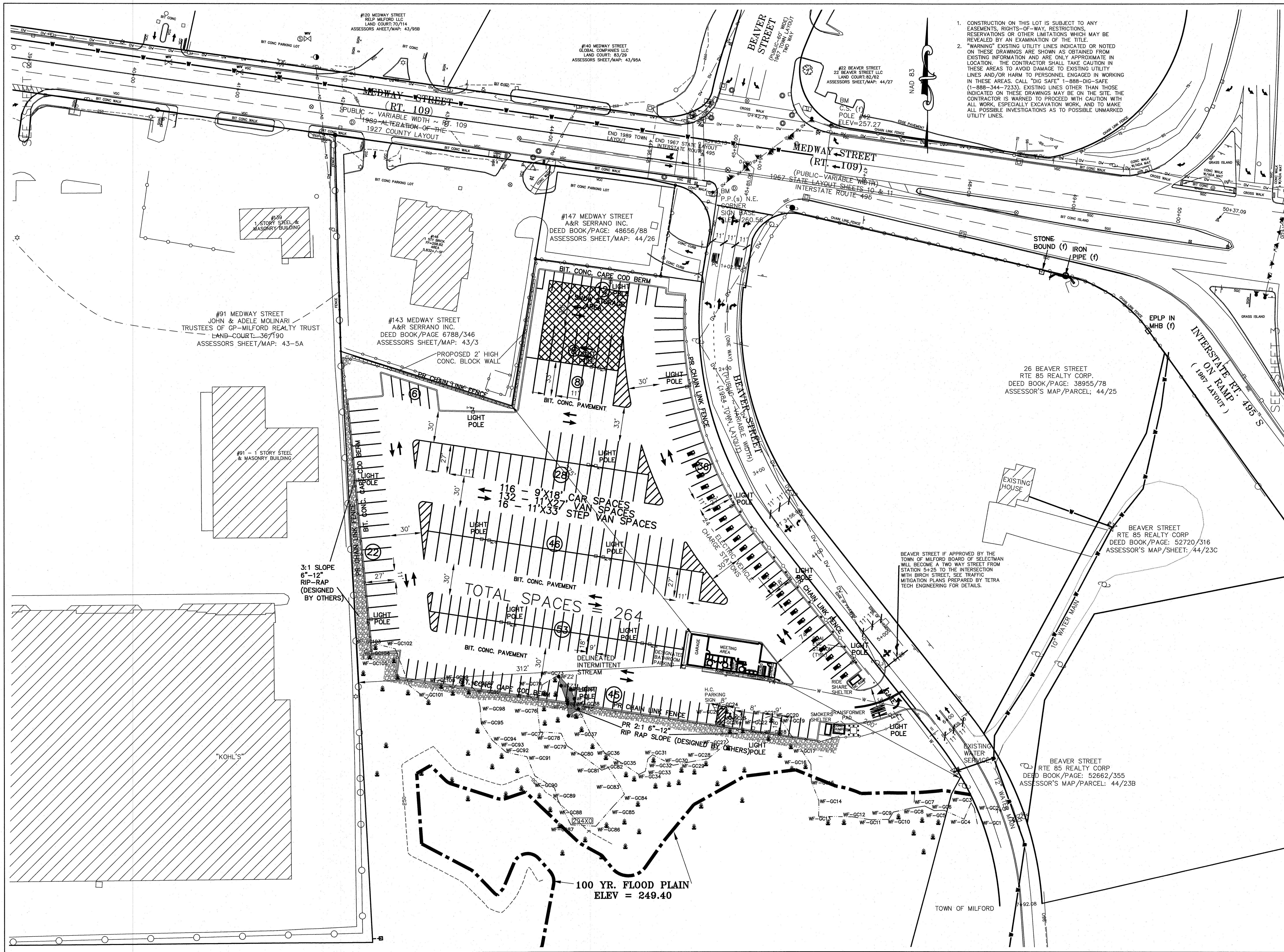
1. COVER
2. EXISTING CONDITIONS
3. SITE LAYOUT
4. GRADING & DRAINAGE PLAN
5. RESOURCE AREA PLAN
6. LANDSCAPING PLAN
7. DETAIL 1 SHEET
8. DETAIL 2 SHEET
9. PHOTOMETRIC PLAN

OWNER/APPLICANT:
RTE. 85 REALTY CORP.
P.O. BOX 444,
MENDON, MA 01756

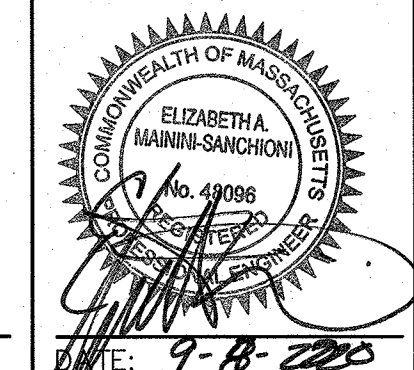


**Guerriere
&
Halnon, Inc.**

Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.gandhengineering.com



1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
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DATE: 7-8-2020
 APPROVED DATE: PLANNING BOARD

SIGNATURE DATE: BEING A MAJORITY

- NOTES**
- 1) ALL PARKING SPACES TO BE 9'W X 18'L.
 - 2) ALL TRAVEL LINES TO BE 24' WIDE.
 - 3) STRIPING MAY BE ALTERED TO ALLOW FOR A MIXTURE OF CAR, VAN, TRAILER AND TRACTOR TRAILER PARKING.
 - 4) ZONING CLASSIFICATION: IB - HIGHWAY HIGHWAY INDUSTRIAL B
 - 5) HORIZONTAL DATUM - NAD 83. VERTICAL DATUM - NAVD 88.

LEGEND

Pr. EDGE OF PAVEMENT
Pr. MODIFIED CAPE COD BERM
Pr. CONTOUR
Pr. DRAIN LINE
Pr. DRAIN MANHOLE
Pr. CATCH BASIN
Pr. U.G. TELEPHONE
Pr. UTILITY/LIGHT POLE
Pr. STREET TREE
Pr. 4 HEAD LIGHT POLE
Pr. SINGLE HEAD LIGHT POLE
Pr. CHAINLINK FENCE
Pr. SIGN
EXISTING BUILDINGS
WETLANDS LINE
WF-61 WETLANDS FLAG
WETLANDS SYMBOL
100' WETLANDS BUFFER
EXIST. STONEWALL

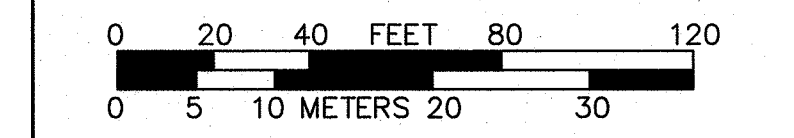
OWNER
 ROUTE 85 REALTY CORP.
 P.O. BOX 444
 MENDON, MA 01756

APPLICANT
 ROUTE 85 REALTY CORP.
 P.O. BOX 444
 MENDON, MA 01756

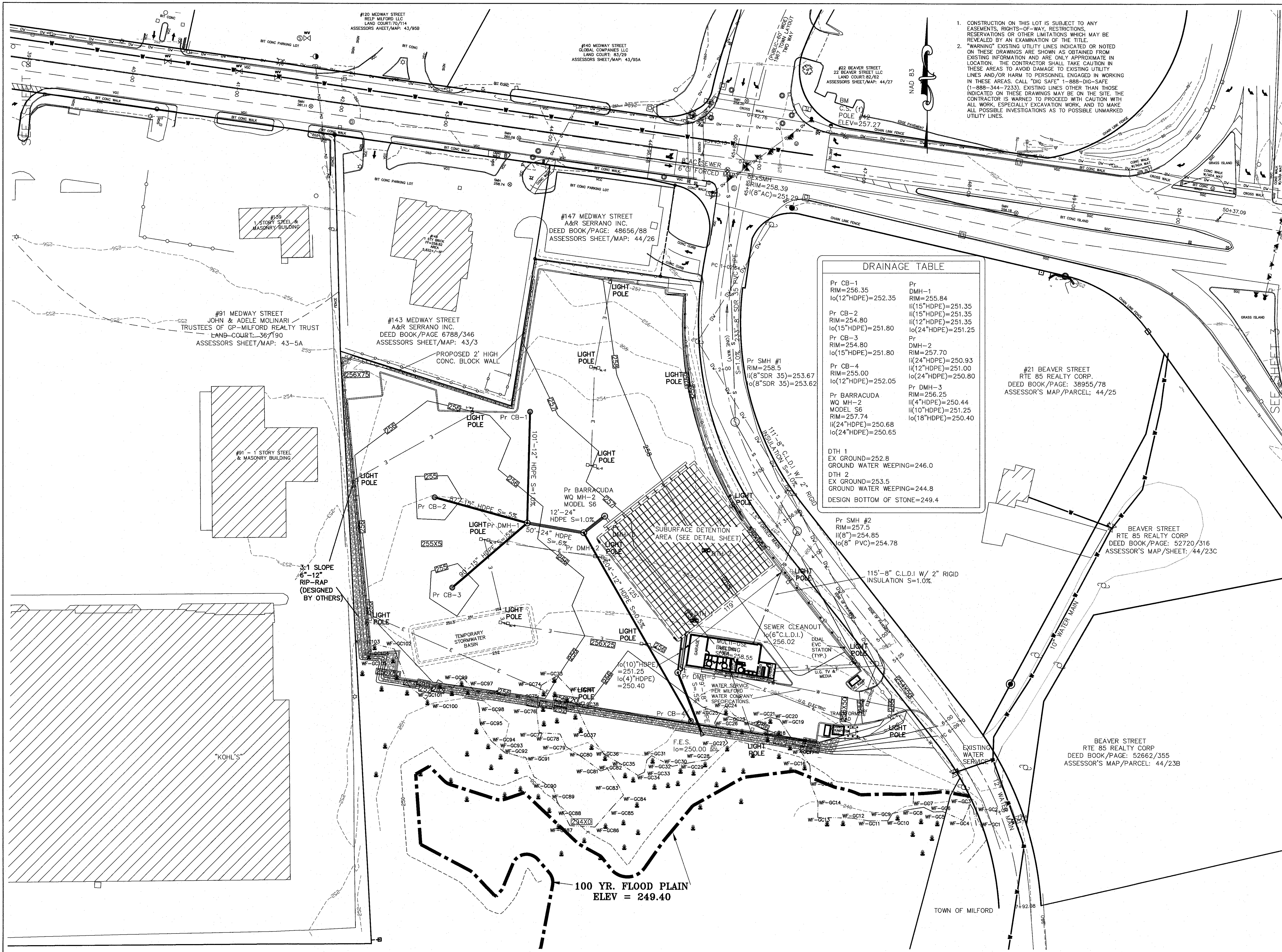
**495 TRANSPORTATION TERMINAL I
 21 BEAVER STREET**

SITE LAYOUT
 PLAN OF LAND
 IN
MILFORD, MA
 SCALE: 40 FEET TO AN INCH
 DATE: JANUARY 2, 2020

#	DATE	DESCRIPTION	INI
1	2-25-20	ENTRANCE AND COMMENTS	JMN
2	6-29-20	SEWER & ABUTTERS CONCERNS	JMN
3	9-08-20	TOWN ENGINEERS REVIEW ITEMS	JMN



Guerriere & Halon, Inc.
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DRAINAGE TABLE	
Pr CB-1 RIM=256.35 lo(12"HDPE)=252.35	Pr DMH-1 RIM=255.84 li(15"HDPE)=251.35 li(12"HDPE)=251.35 lo(24"HDPE)=251.25
Pr CB-2 RIM=254.80 lo(15"HDPE)=251.80	Pr DMH-2 RIM=257.70 li(24"HDPE)=250.93 li(12"HDPE)=251.00 lo(24"HDPE)=250.80
Pr CB-3 RIM=254.80 lo(15"HDPE)=251.80	Pr DMH-3 RIM=256.25 li(4"HDPE)=250.44 li(10"HDPE)=251.25 lo(18"HDPE)=250.40
Pr CB-4 RIM=255.00 lo(12"HDPE)=252.05	
Pr BARRACUDA WQ MH-2 MODEL S6 RIM=257.74 li(24"HDPE)=250.68 lo(24"HDPE)=250.65	
DTH 1 EX GROUND=252.8 GROUND WATER WEeping=246.0	
DTH 2 EX GROUND=253.5 GROUND WATER WEeping=244.8 DESIGN BOTTOM OF STONE=249.4	
Pr SMH #1 RIM=258.5 li(8"SDR 35)=253.67 li(8"SDR 35)=253.62	
Pr SMH #2 RIM=257.5 li(8")=254.85 lo(8" PVC)=254.78	

DATE: 9/4/2020

APPROVED DATE: _____
 PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY

NOTES

NOTES

- 1) ALL TIE IN INVERTS TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
- 2) WATER MAIN IN RTE 109 TO BE LOCATED IN THE FIELD PRIOR TO START OF CONSTRUCTION OF THE WATER SERVICE TO THE SITE.
- 3) STRIPING MAY BE ALTERED TO ALLOW FOR A MIXTURE OF CAR, VAN, TRAILER AND TRACTOR TRAILER PARKING.
- 4) ZONING CLASSIFICATION: IB - HIGHWAY HIGHWAY INDUSTRIAL B
- 5) HORIZONTAL DATUM - NAD 83.
 VERTICAL DATUM - NAVD 88.

LEGEND

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- Pr. BLOCK WALL
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- Pr. CHAINLINK FENCE
- Pr. SIGN
- Pr. ELECTRIC VEHICLE CHARGE STATION
- EX DEEP TEST PIT

OWNER

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**495 TRANSPORTATION TERMINAL I
 21 BEAVER STREET**

**GRADING & UTILITY
 PLAN OF LAND
 IN
 MILFORD, MA**

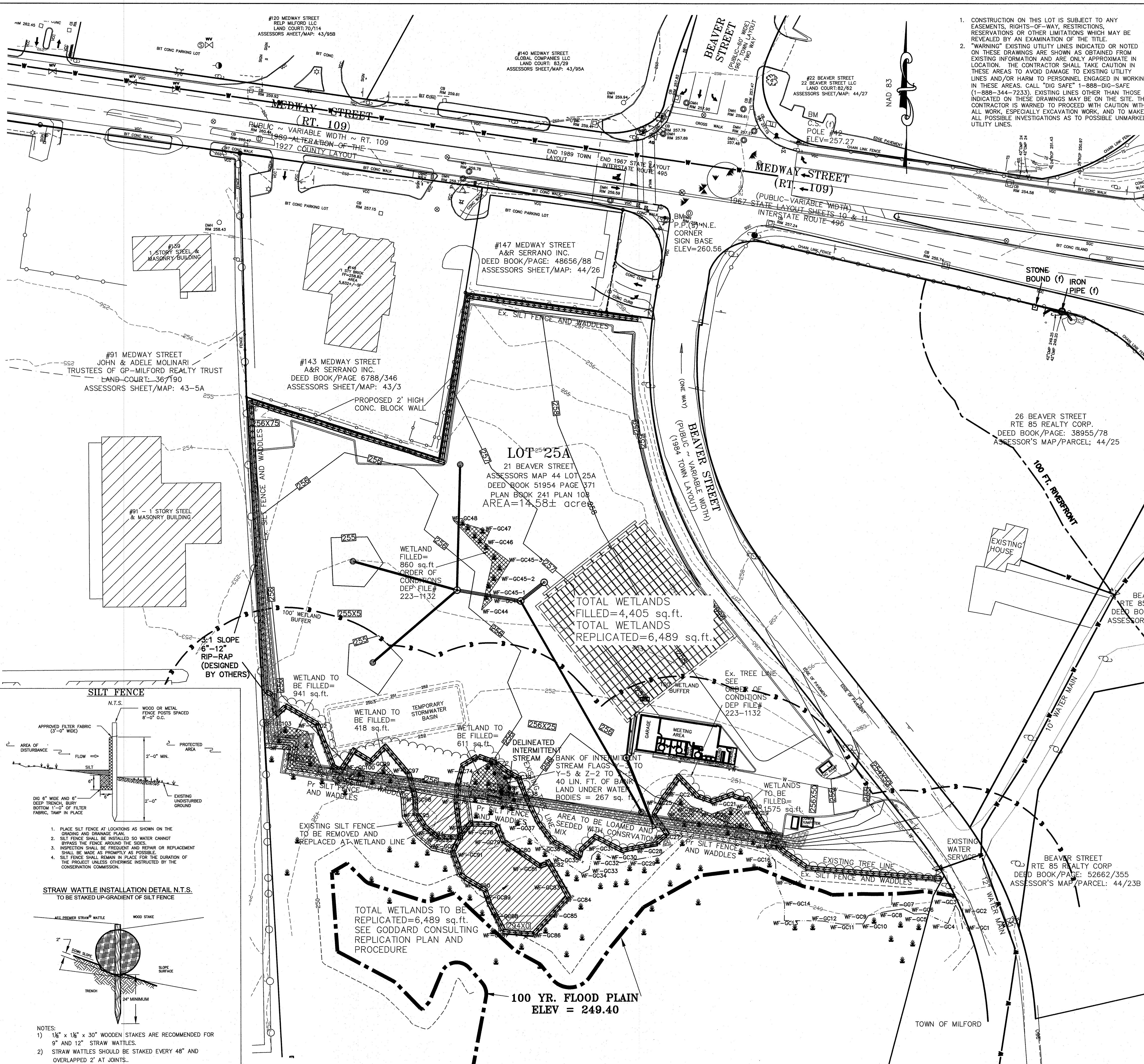
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0 20 40 FEET 80 120
 0 5 10 METERS 20 30

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SHEET 4 OF 9 G-8616-1



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BWV AND BANK INSTALLATION PROCEDURES

SUPERVISION: ALL WORK WITHIN THE REPLICATION AREA SHALL BE SUPERVISED BY A QUALIFIED WETLAND SCIENTIST. THE SUPERVISOR SHALL SUBMIT MONITORING REPORTS TO THE CONSERVATION COMMISSION AS DESCRIBED BELOW. REPORTS SHALL CONTAIN DETAILS OF ALL WORK PERFORMED AND PHOTOGRAPHS OF COMPLETED CONDITIONS.

TIMING: THE PREPARATION/EXCAVATION OF THE REPLICATION AREA AND IMPACT AREA WILL START AFTER THE APPEAL PERIOD FOR THE ORDER OF CONDITIONS HAS LAPSED. THE PLANTING OF THE REPLICATION AREA SHALL BE ACCOMPLISHED DURING THE GROWING SEASON IN THE FALL OF 2017 (IF POSSIBLE) OR SPRING OF 2018.

STEP 1: EXCAVATION OF IMPACT AREA. AN EXCAVATOR SHALL REMOVE THE EXISTING SOILS WITHIN THE BWV IMPACT AREA. EXCAVATED SOILS WILL BE STORED OUTSIDE ALL JURISDICTIONAL AREAS AND UTILIZED IF NECESSARY WITHIN THE REPLICATION AREA (IF ADEQUATE HYDRIC AND ORGANIC SOILS ARE NOT EXPOSED WITHIN THE REPLICATION AREA DURING THE EXCAVATION PROCESS, THESE STORED SOILS WILL BE UTILIZED).

STEP 2: EROSION CONTROL BARRIERS. EROSION CONTROL BARRIERS IN THE FORM OF STAKED SILTATION FENCE AND MULCH SOCK (OR SIMILAR INVASIVE-FREE BARRIER) SHALL BE PLACED WITHIN THE REPLICATION AREA WITHIN FLAGS 78-91 TO PREVENT IMPACT TO THE ADJACENT WETLAND AREA. THESE ECB'S WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE AREA IS COMPLETELY STABILIZED.

STEP 3: PLANT REMOVAL. VEGETATION WITHIN THE REPLICATION AREA SHALL BE CLEARED AND REMOVED OUT OF JURISDICTIONAL AREAS.

STEP 4: EXCAVATION OF REPLICATION AREA. PRIOR TO ANY SOIL EXCAVATION, A STORAGE AREA FOR THE SOIL SHALL BE PREPARED; SOIL WILL NOT BE STORED IN BUFFER ZONE. AN EXCAVATOR SHALL REMOVE EXISTING SOILS TO THE ELEVATION OF THAT OF THE ADJACENT NON-IMPACTED WETLAND AREA ALONG FLAGS 78-91 AND TO A DEPTH AT WHICH REDOXIMORPHIC FEATURES BECOME VISIBLE AT THE SOIL SURFACE. A WETLAND SCIENTIST WILL BE ON SITE DURING THE EXCAVATION PROCESS.

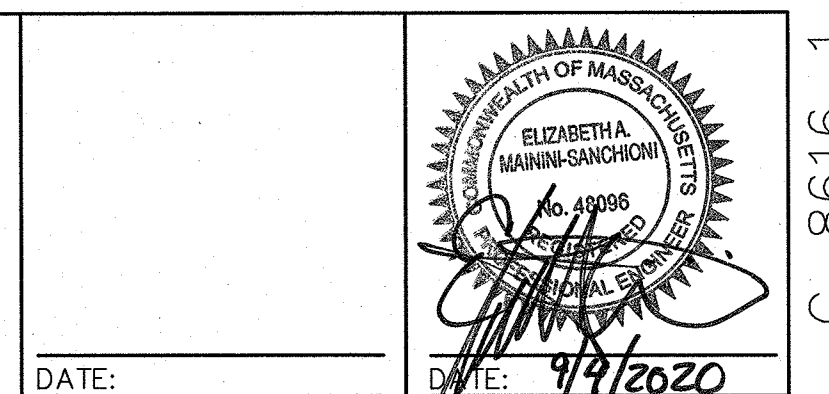
STEP 5: BANK CREATION. A CHANNEL FROM ONE END OF THE REPLICATION AREA TO THE OTHER SHALL BE CREATED AT A SIMILAR BANK SIZE AND WIDTH OF THE AREA WHICH WILL BE IMPACTED.

STEP 6: PLANTING. THE VEGETATION SELECTED FOR THE REPLICATION AREA INCLUDES SPECIES THAT ARE NATIVE TO THE SITE AND AREA ALSO LOCATED WITHIN THE ADJACENT BWV. PRECISE CITING OF PLANTS MAY BE DETERMINED BY THE WETLAND SCIENTIST IN THE FIELD PRIOR TO INSTALLATION. SHRUBS SHALL BE SPACED 8' ON CENTER AND TREES 15' ON CENTER. A WETLAND SEED MIX WILL BE SPREAD THROUGHOUT THE AREA.

A. SEASONAL MONITORING REPORTS SHALL BE PREPARED FOR THE REPLICATION AREA BY A QUALIFIED WETLAND SCIENTIST FOR A PERIOD OF 2 ADDITIONAL YEARS AFTER INSTALLATION. THIS MONITORING PROGRAM WILL CONSIST OF EARLY SUMMER AND EARLY FALL INSPECTIONS, AND WILL INCLUDE PHOTOGRAPHS AND DETAILS ABOUT THE VITALITY OF THE REPLICATION AREA. MONITORING REPORTS SHALL BE SUBMITTED TO THE COMMISSION BY DECEMBER 30TH OF EACH YEAR. MONITORING REPORTS SHALL DESCRIBE, USING NARRATIVE, PLANS AND COLOR PHOTOGRAPHS, THE PHYSICAL CHARACTERISTICS OF THE REPLICATION AREA WITH RESPECT TO STABILITY, SOIL CHARACTERISTICS, SURVIVAL OF VEGETATION AND PLANT MORTALITY, AERIAL EXTENT AND DISTRIBUTION, SPECIES DIVERSITY AND VERTICAL STRATIFICATION (I.E. HERB, SHRUB AND TREE LAYERS).

B. AT LEAST 75% OF THE SURFACE AREA OF THE REPLICATION AREA SHALL BE RE-ESTABLISHED WITH INDIGENOUS PLANT SPECIES WITHIN TWO GROWING SEASONS. IF THE REPLICATION AREA DOES NOT MEET THE 75% RE-VEGETATION REQUIREMENT BY THE END OF THE SECOND GROWING SEASON AFTER INSTALLATION, THE APPLICANT SHALL SUBMIT A REMEDIATION PLAN TO THE COMMISSION FOR APPROVAL THAT WILL ACHIEVE, UNDER THE SUPERVISION OF A WETLAND SPECIALIST, REPLICATION GOALS. THIS PLAN MUST INCLUDE AN ANALYSIS OF WHY THE AREAS HAVE NOT SUCCESSFULLY RE-VEGETATED AND HOW THE APPLICANT INTENDS TO RESOLVE THE PROBLEM.

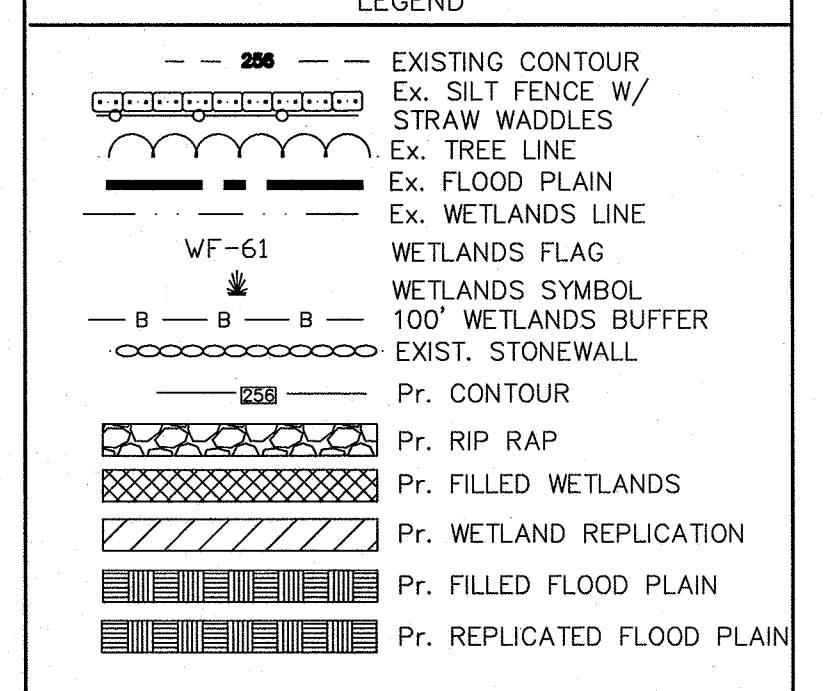
STEP 7: AS-BUILT SURVEY. UPON MEETING THE CRITERIA FOR 75% COVER OF INDIGENOUS SPECIES AFTER TWO GROWING SEASONS, THE REPLICATION AREAS WILL BE SURVEYED FOR AS-BUILT CONDITIONS. THE AS-BUILT PLAN WILL BE SUBMITTED TO THE CONSERVATION COMMISSION ALONG WITH A REQUEST FOR A CERTIFICATE OF COMPLIANCE.



DATE: 9/4/2020
APPROVED DATE: _____
PLANNING BOARD

SIGNATURE DATE: _____
BEING A MAJORITY

- NOTES**
1. WETLANDS DELINEATED BY GODDARD CONSULTING IN AUGUST, 2016 AND LOCATED AND PLOTTED BY GUERRIERE & HALNON, INC.
 2. SEE ORDER OF CONDITIONS DEP FILE#223-1103, RECORDED IN BOOK 56256 PAGE 120 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AND ORDER OF CONDITIONS DEP FILE#223-1132, RECORDED IN BOOK 58081 PAGE 209 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
 3. ALL EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH GROWING VEGETATION.
 5. A NATIVE SEED MIX IS TO BE USED TO RE-VEGETATE THE DISTURBED AREAS.



OWNER

ROUTE 85 REALTY CORP.
P.O. BOX 444
MENDON, MA 01756

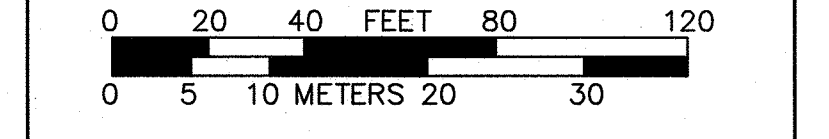
APPLICANT

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MENDON, MA 01756

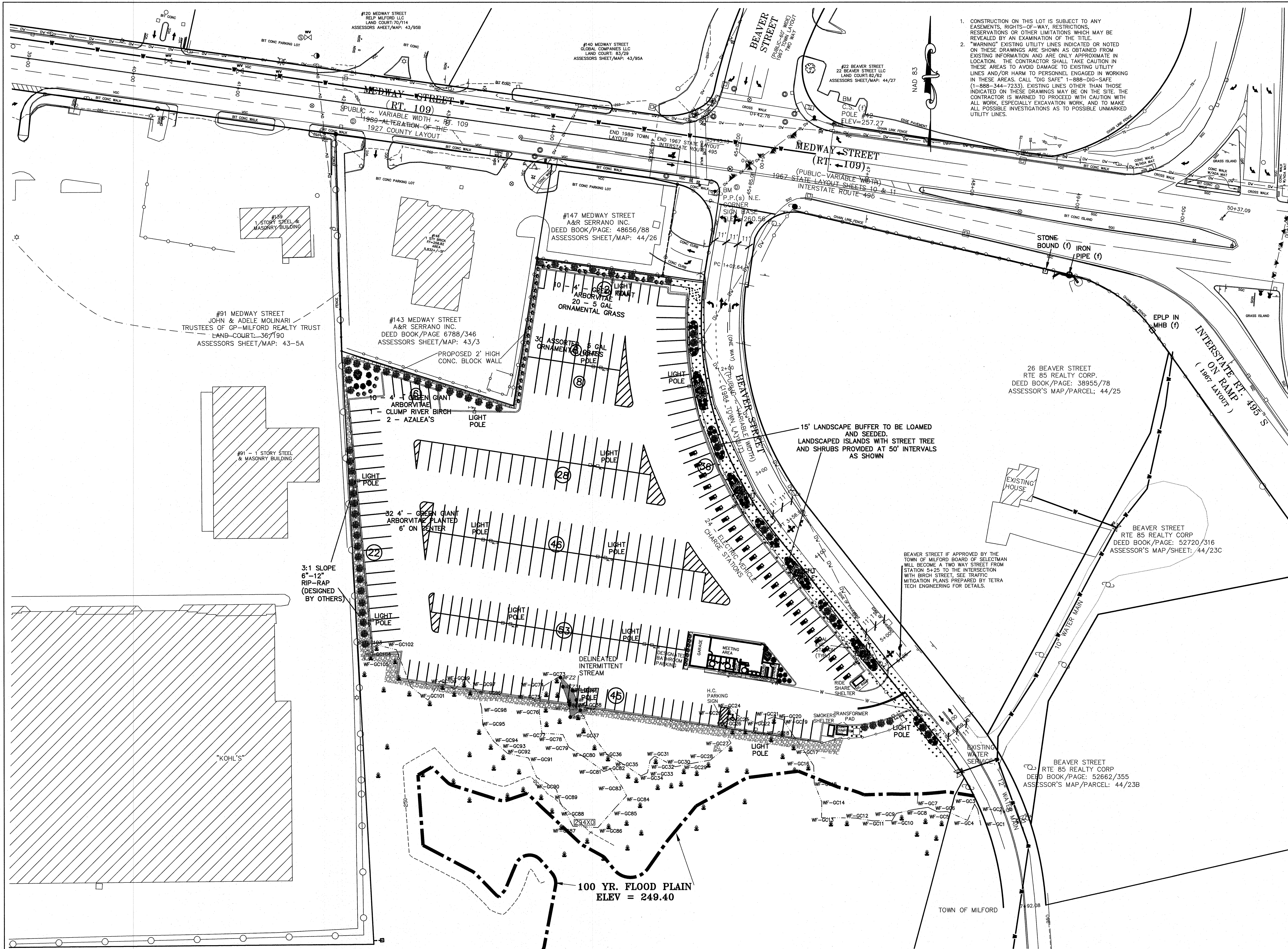
495 TRANSPORTATION TERMINAL I
21 BEAVER STREET

RESOURCE AREA PLAN
PLAN OF LAND
IN
MILFORD, MA
SCALE: 40 FEET TO AN INCH
DATE: JANUARY 2, 2020

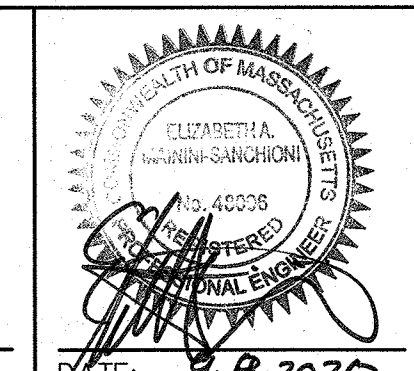
#	DATE	DESCRIPTION	INI
1	2-25-20	ENTRANCE AND COMMENTS	JMN
2	6-29-20	SEWER & ABUTTERS CONCERNS	JMN
3	9-08-20	TOWN ENGINEERS REVIEW ITEMS	JMN



Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.gandhengineering.com



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DATE: 9-8-2020
 APPROVED DATE: PLANNING BOARD

SIGNATURE DATE: BEING A MAJORITY
 NOTES

- 1) ALL PARKING SPACES TO BE 9' W X 18' L.
- 2) ALL TRAVEL LINES TO BE 24' WIDE.
- 3) STRIPING MAY BE ALTERED TO ALLOW FOR A MIXTURE OF CAR, VAN, TRAILER AND TRACTOR TRAILER PARKING.
- 4) ZONING CLASSIFICATION: IB - HIGHWAY HIGHWAY INDUSTRIAL B
- 5) HORIZONTAL DATUM - NAD 83. VERTICAL DATUM - NAVD 88.

LEGEND

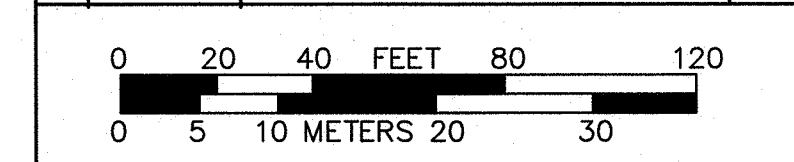
---	Pr. EDGE OF PAVEMENT
---	Pr. MODIFIED CAPE COD BERM
---	Pr. CONTOUR
---	Pr. DRAIN LINE
---	Pr. DRAIN MANHOLE
---	Pr. CATCH BASIN
---	Pr. U.G. TELEPHONE
---	Pr. UTILITY/LIGHT POLE
---	Pr. STREET TREE
---	Pr. 4 HEAD LIGHT POLE
---	Pr. SINGLE HEAD LIGHT POLE
---	Pr. CHAINLINK FENCE
---	Pr. SIGN
---	EXISTING BUILDINGS
---	WETLANDS LINE
---	WETLANDS FLAG
---	WETLANDS SYMBOL
---	100' WETLANDS BUFFER
---	EXIST. STONEWALL

OWNER
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 MENDON, MA 01756

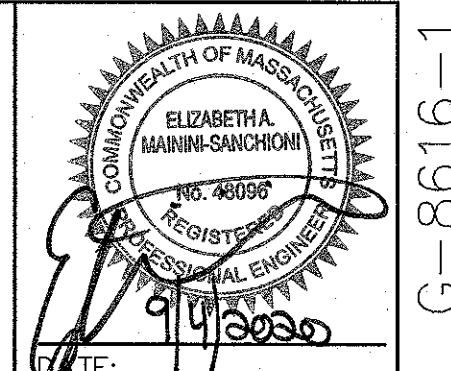
APPLICANT
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 P.O. BOX 444
 MENDON, MA 01756

495 TRANSPORTATION TERMINAL I
 21 BEAVER STREET
 LANDSCAPE
 PLAN OF LAND
 IN
 MILFORD, MA
 SCALE: 40 FEET TO AN INCH
 DATE: JANUARY 2, 2020

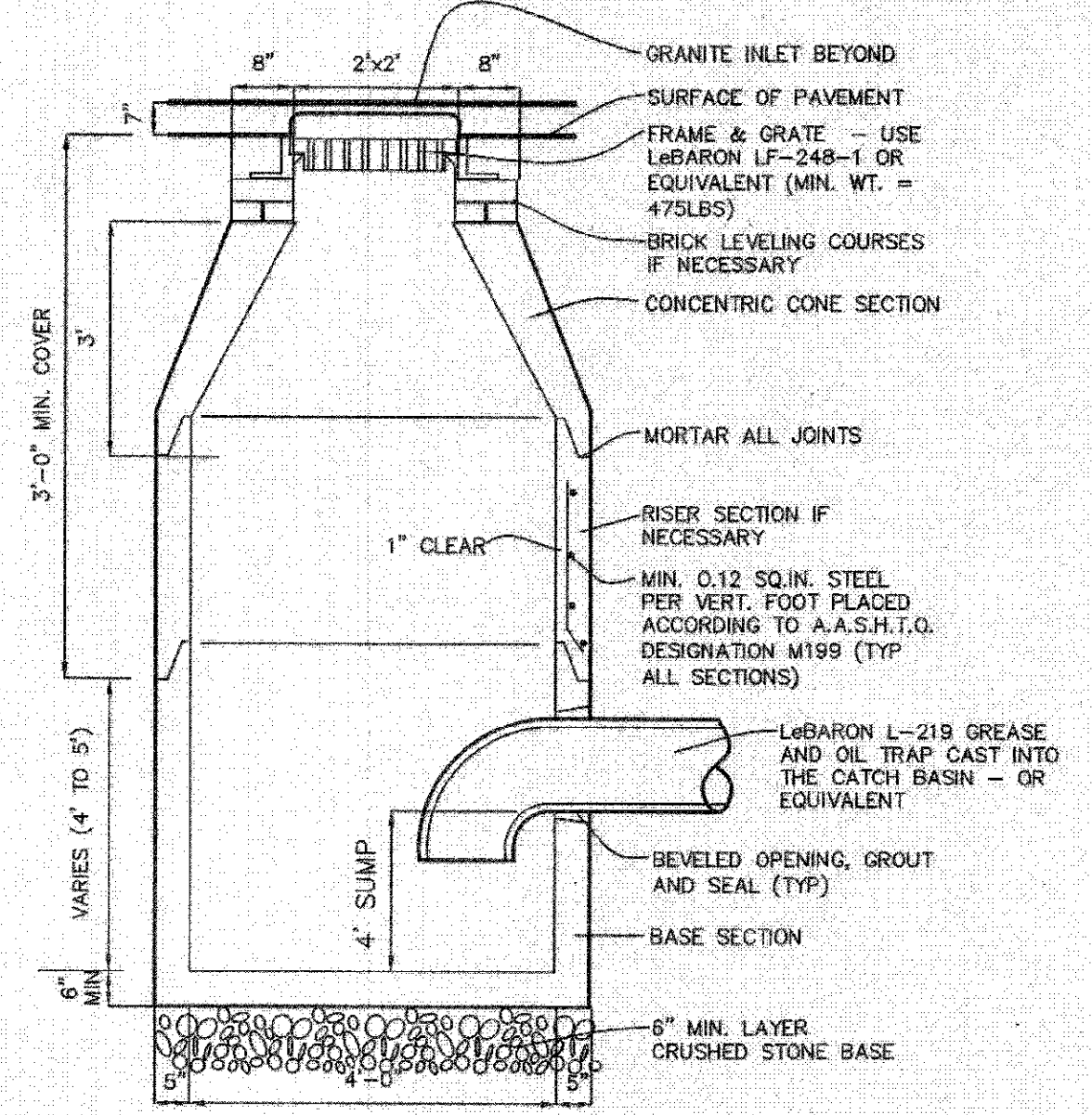
#	DATE	DESCRIPTION	INI
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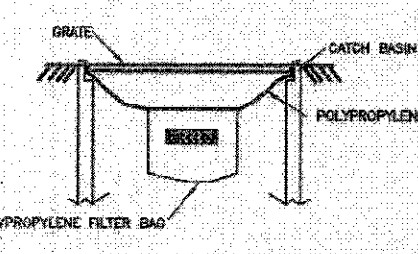


G-8616-1

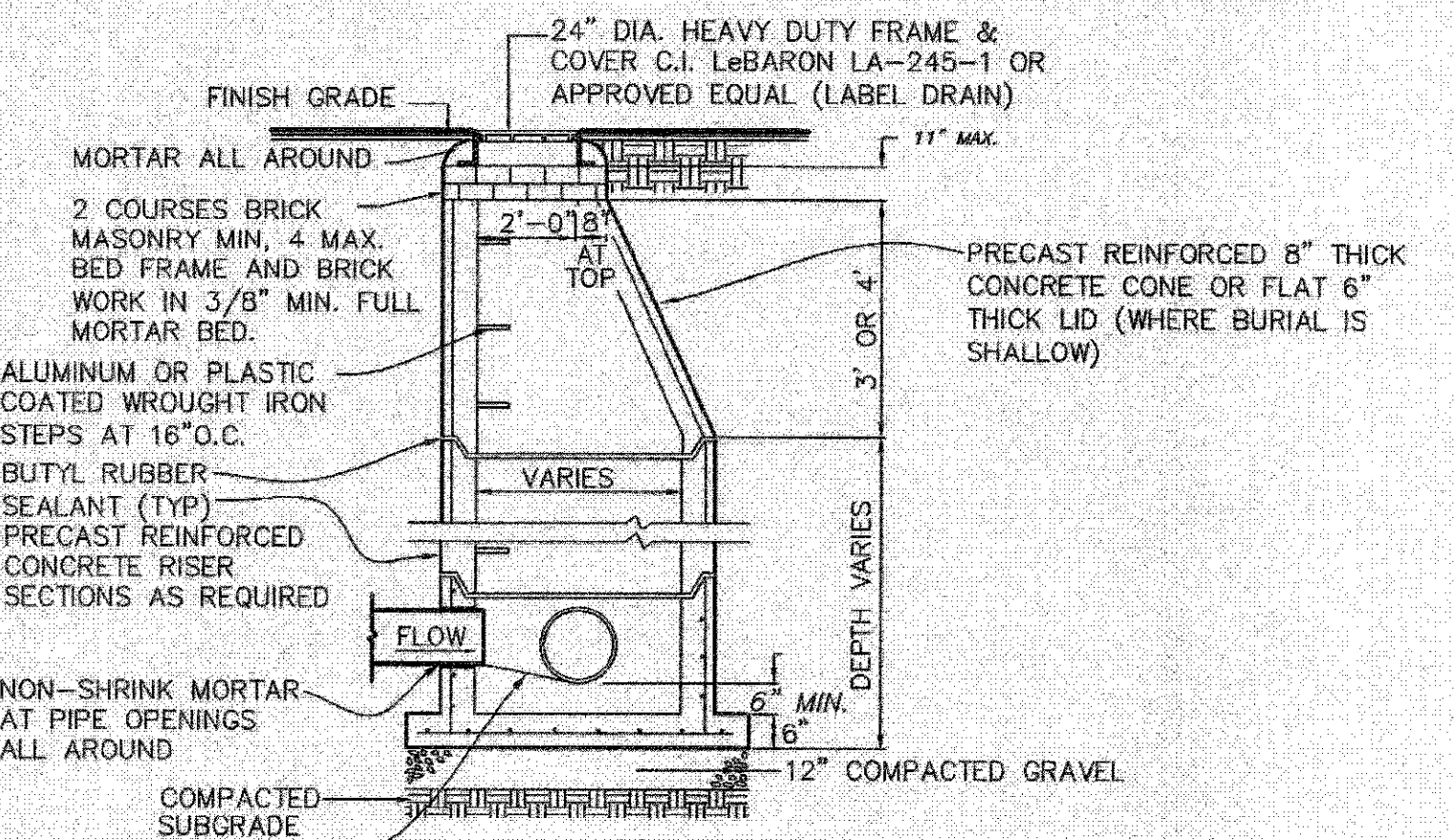


SECTION PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

- NOTES:
1. PIPE OPENINGS TO BE PRECAST IN CATCH BASIN SECTIONS.
 2. SURFACE OF FRAME AND GRATE TO SLOPE DOWN 1" FROM FRONT TO BACK.
 3. FACE OF PIPE TO BE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.

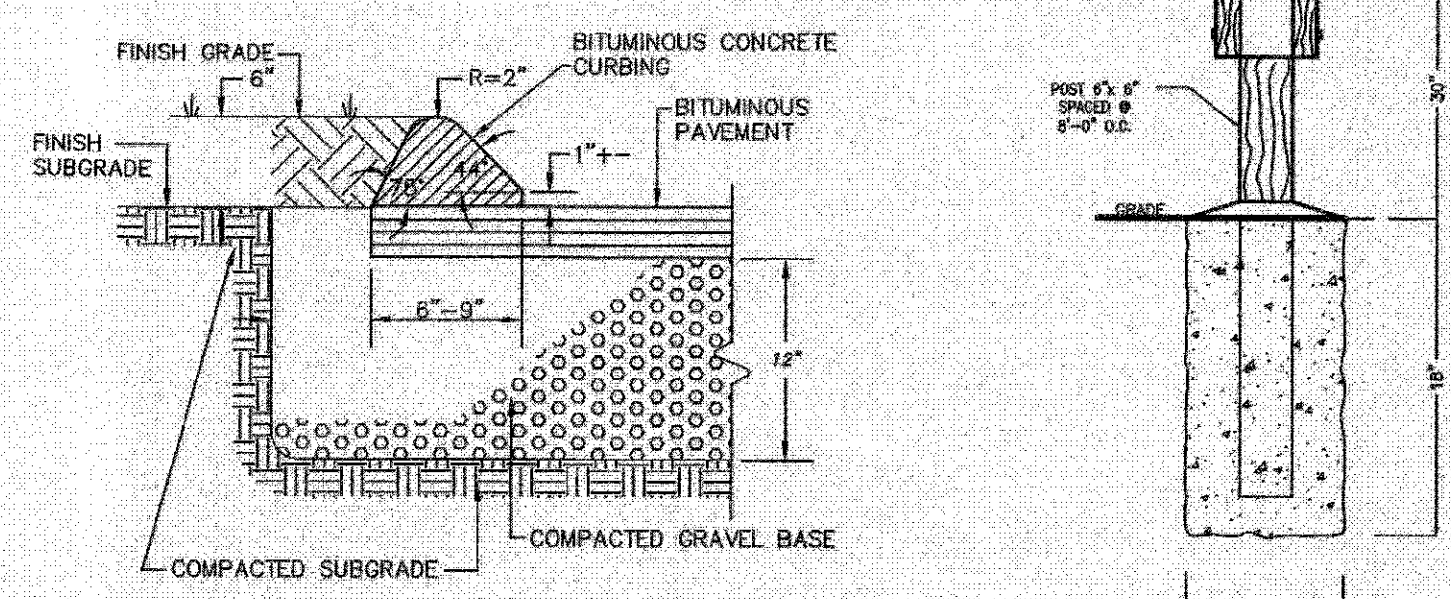


SILTATION BASKET TYPE II-S (SEDIMENT)
N.T.S.



TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

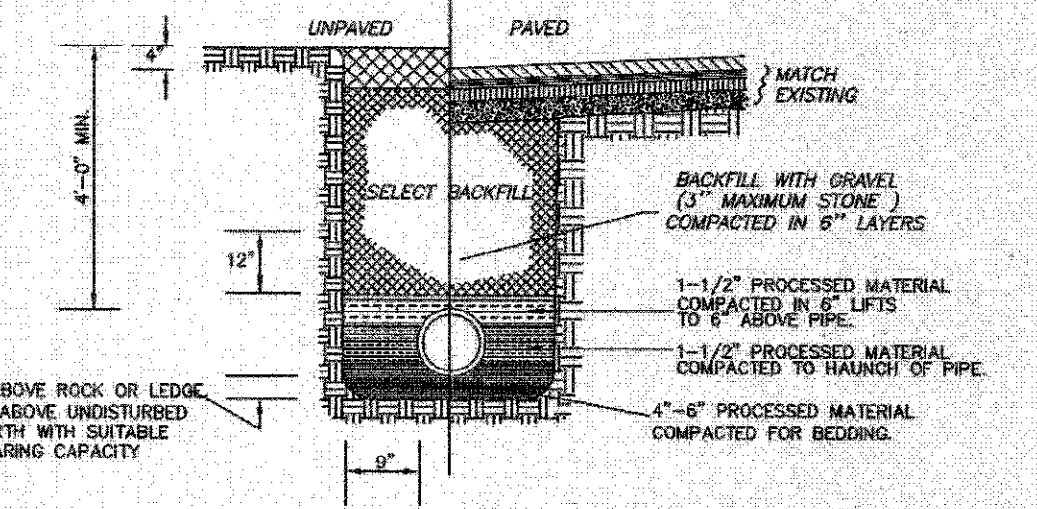
N.T.S.
NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. C478.



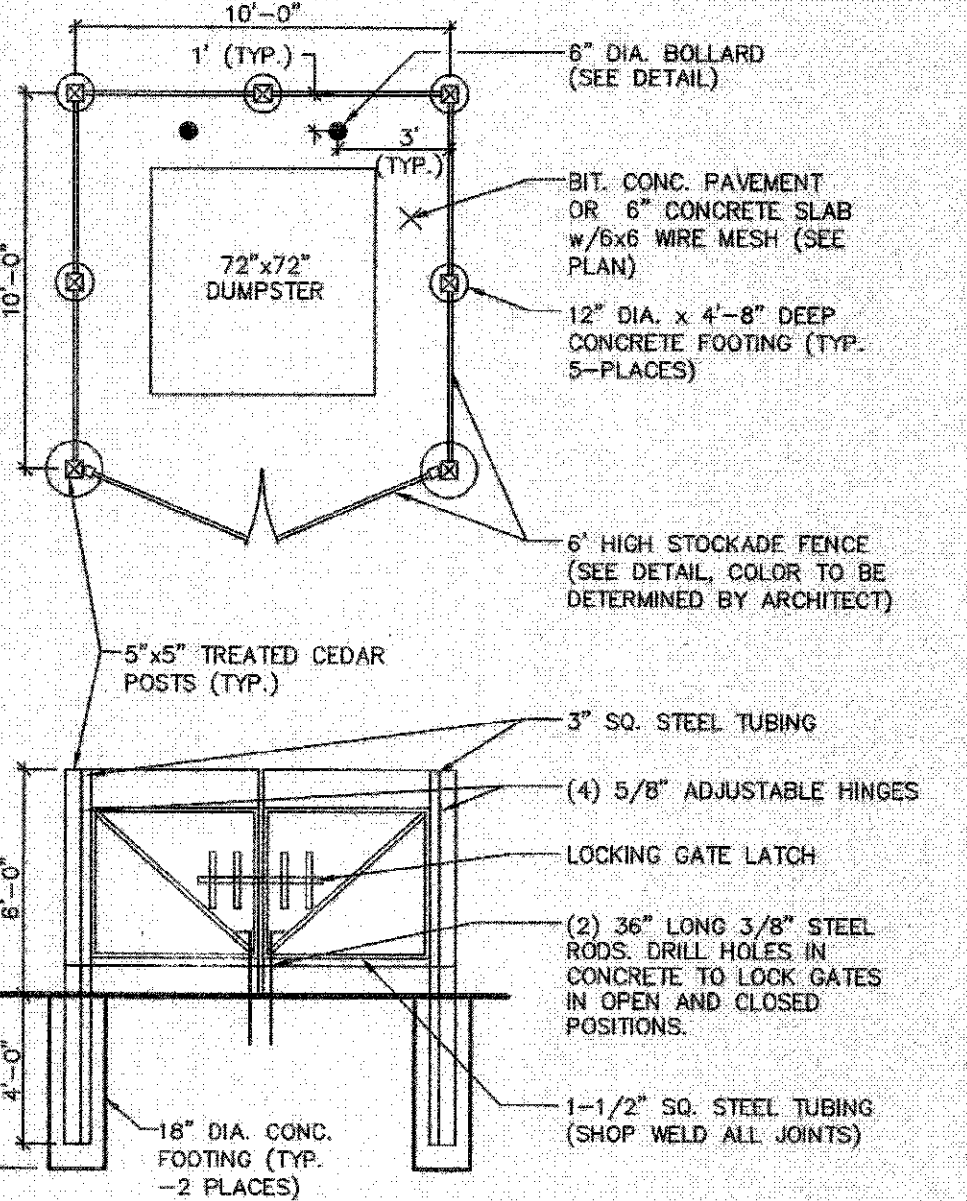
TYP. BITUMINOUS CONCRETE CURB DETAIL
N.T.S.

WOODEN GUARD RAIL
N.T.S.

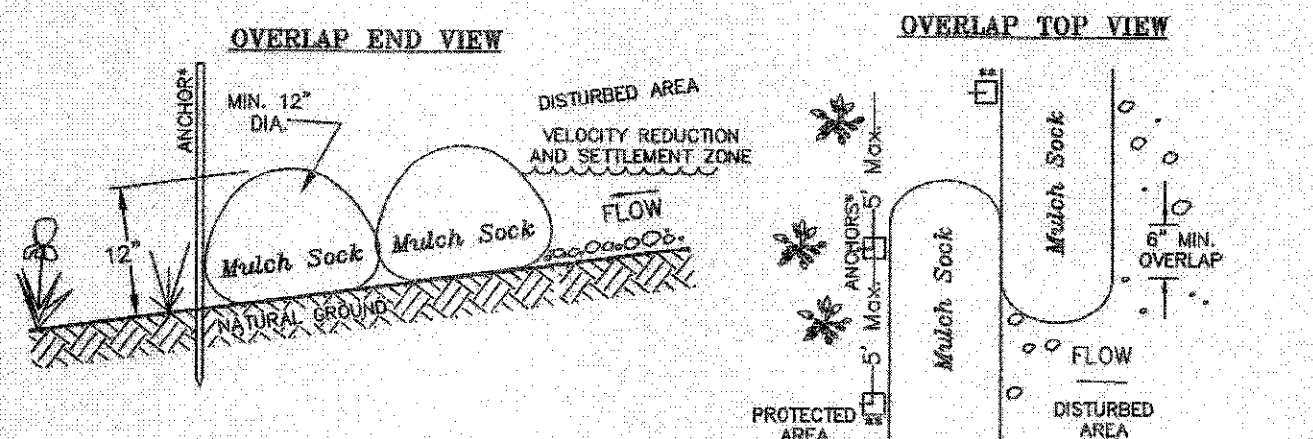
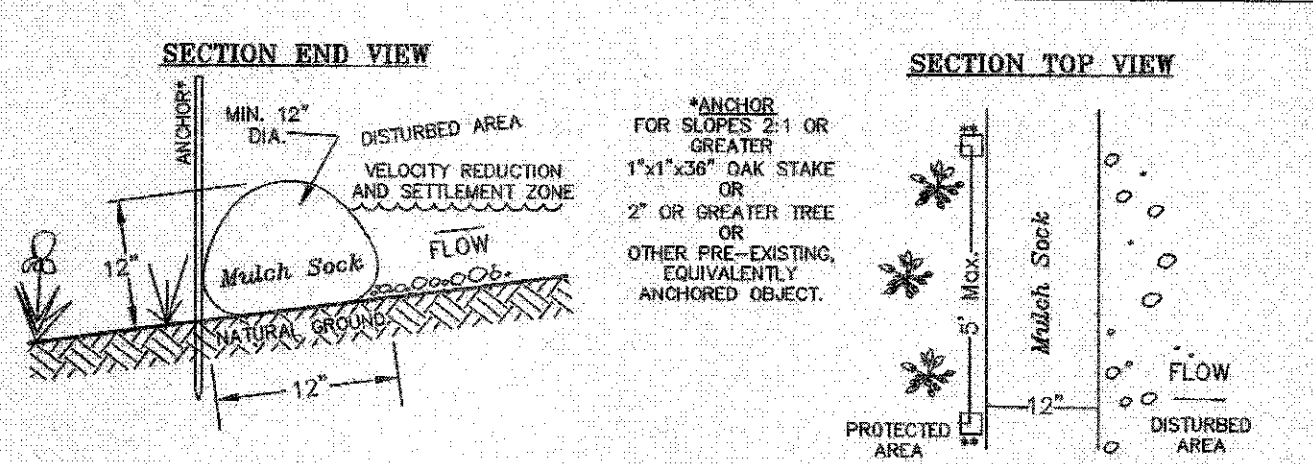
1. INSTALL PROCESSED MATERIAL COMPACTED AT SLOPE OF PIPE.
2. BACKFILL TO HAUNCH OF PIPE AND COMPACT.
3. BACKFILL 12" ABOVE PIPE AND COMPACT.



TYPICAL H.D.P.E. TRENCH SECTION
NOT TO SCALE



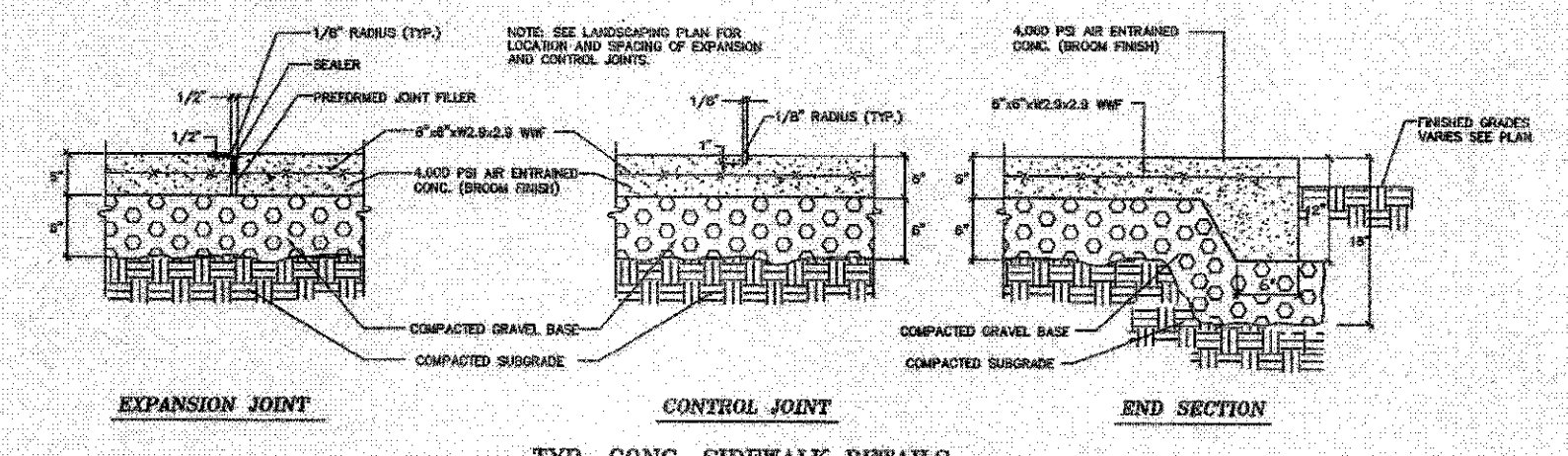
TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



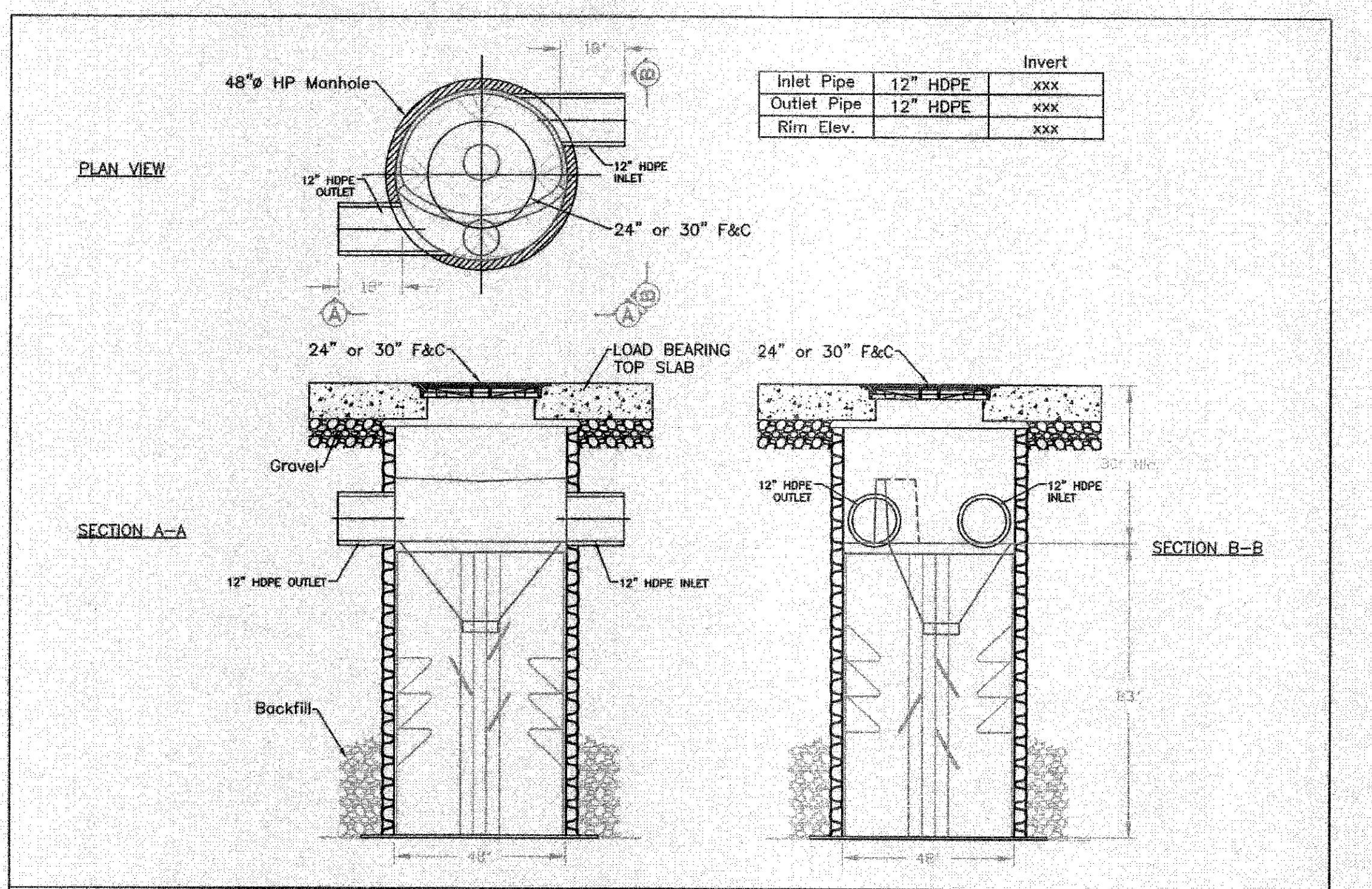
COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: Mulch.
* A blend of coarse and fine compost and shredded wood.
* Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
* Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./1.f.)

Mulch Sock INSTALLATION:
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.
Sections can also be delivered to the site in lengths from 1' to 8'.
The flexibility of Mulch Sock allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (rock stakes, trees, etc.) to stabilize the union. No additional anchors are required on slopes less than 2:1. **Additional anchors are required at 5' intervals (max.) on the downslope or protected side on slopes greater than 2:1 to prevent movement.

Mulch Sock
N.T.S.



TYP. CONC. SIDEWALK DETAILS
N.T.S.



Inlet Pipe	12" HDPE	xxx
Outlet Pipe	12" HDPE	xxx
Rim Elev.		xxx

<p>1030 Deer Hollow Drive Mount Airy, MD 21771</p>	<p>4840 TRIEMAN BLVD MILLIARD, OH 43028</p>	<p>BARRACUDA S4 SYSTEM DETAIL</p>
--	---	-----------------------------------

DATE: _____
APPROVED DATE: _____
PLANNING BOARD

SIGNATURE DATE: _____
BEING A MAJORITY

- NOTES**
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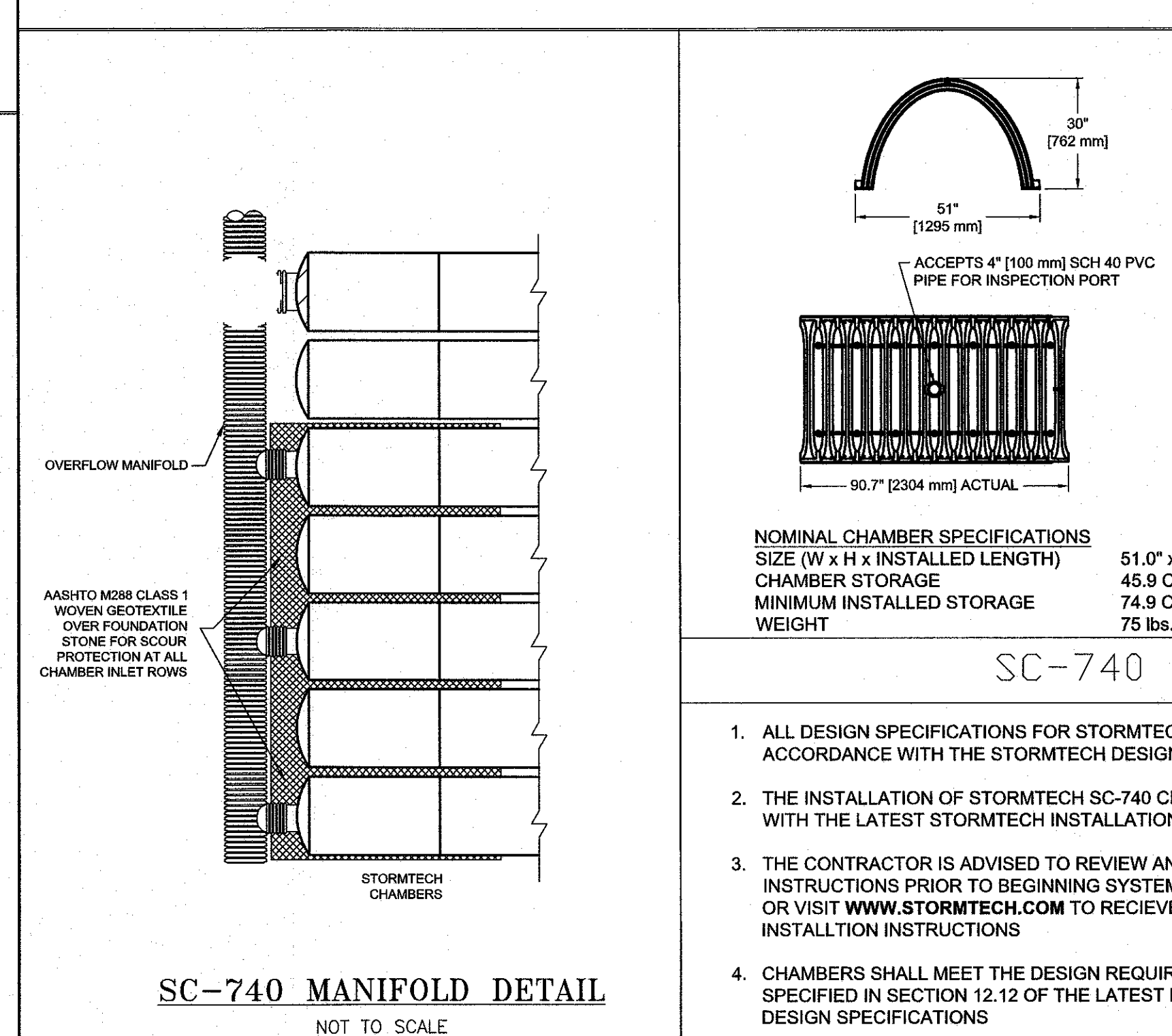
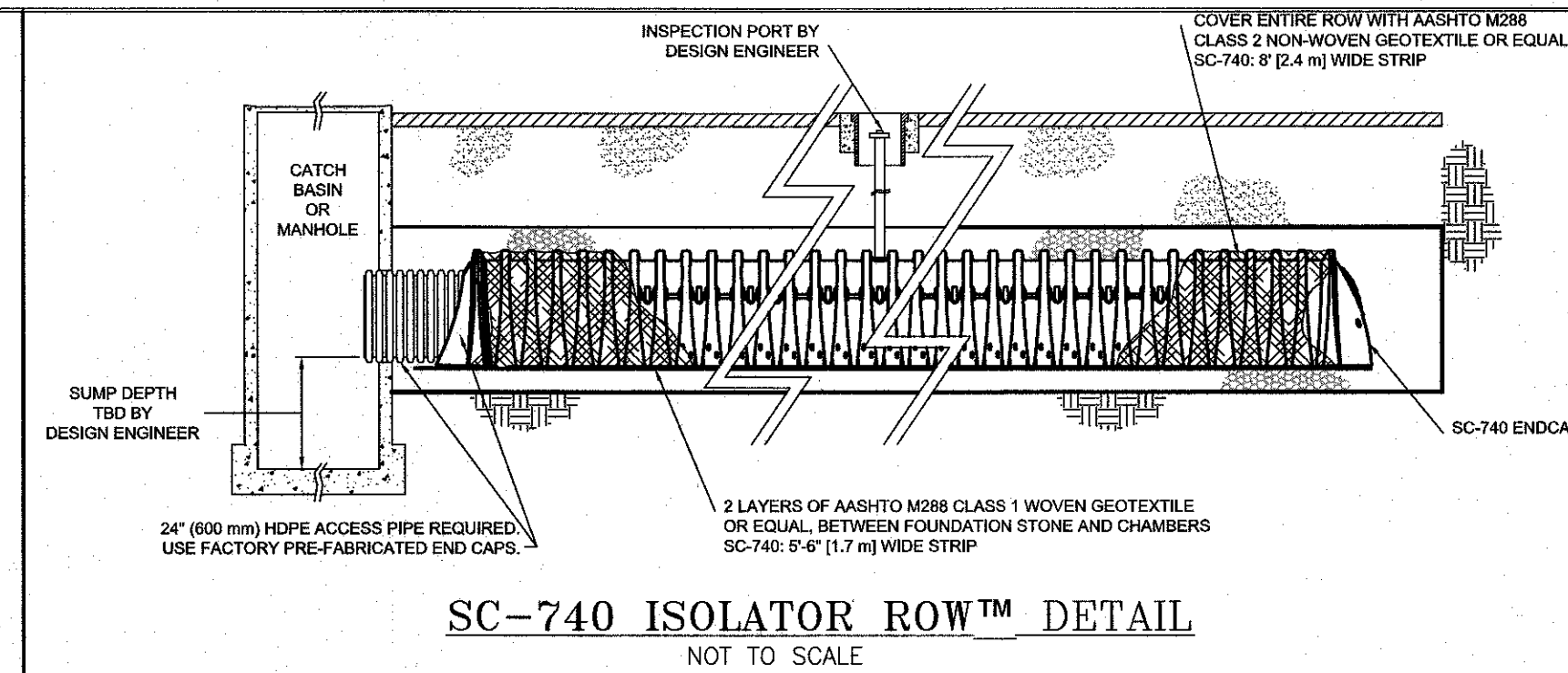
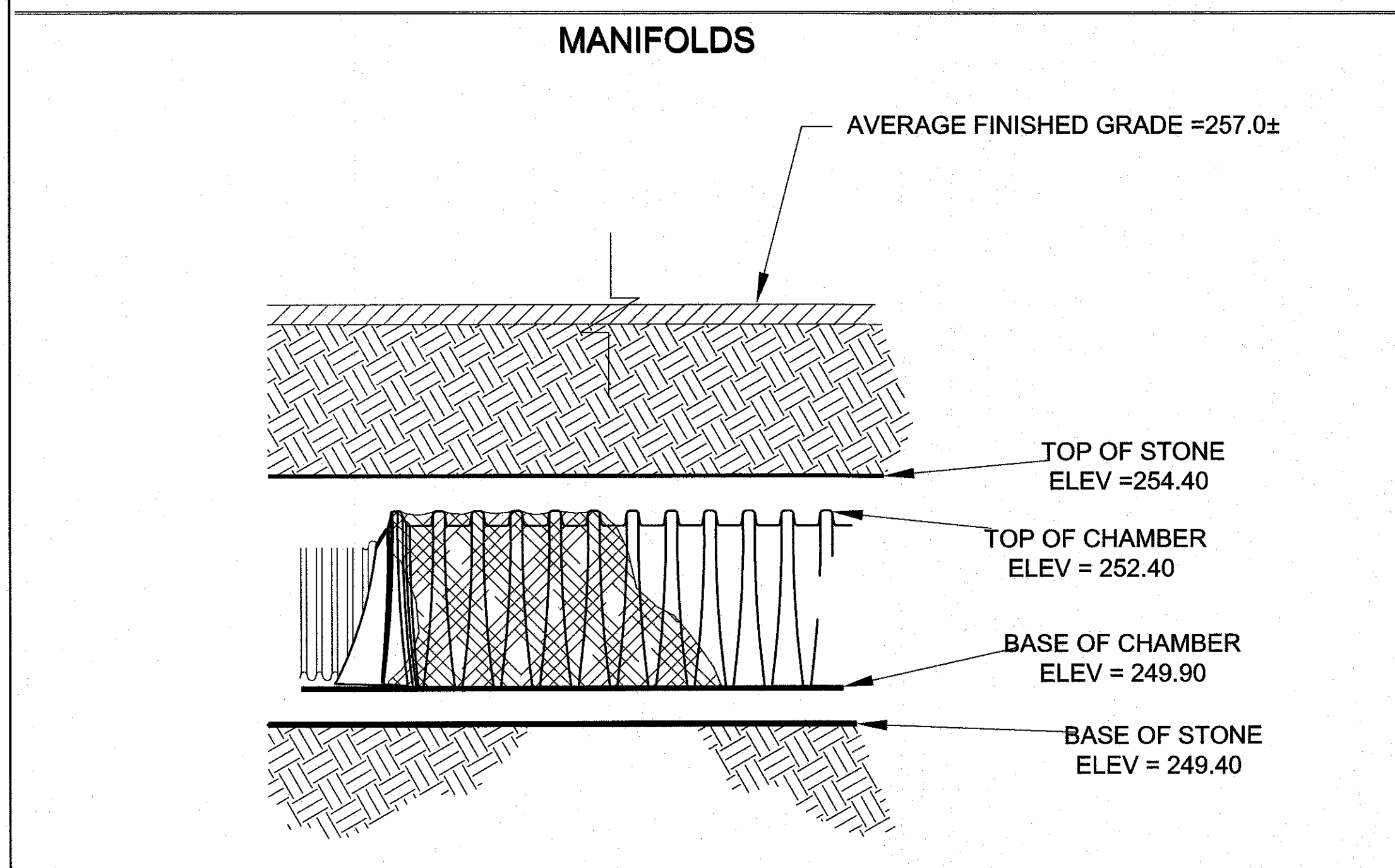
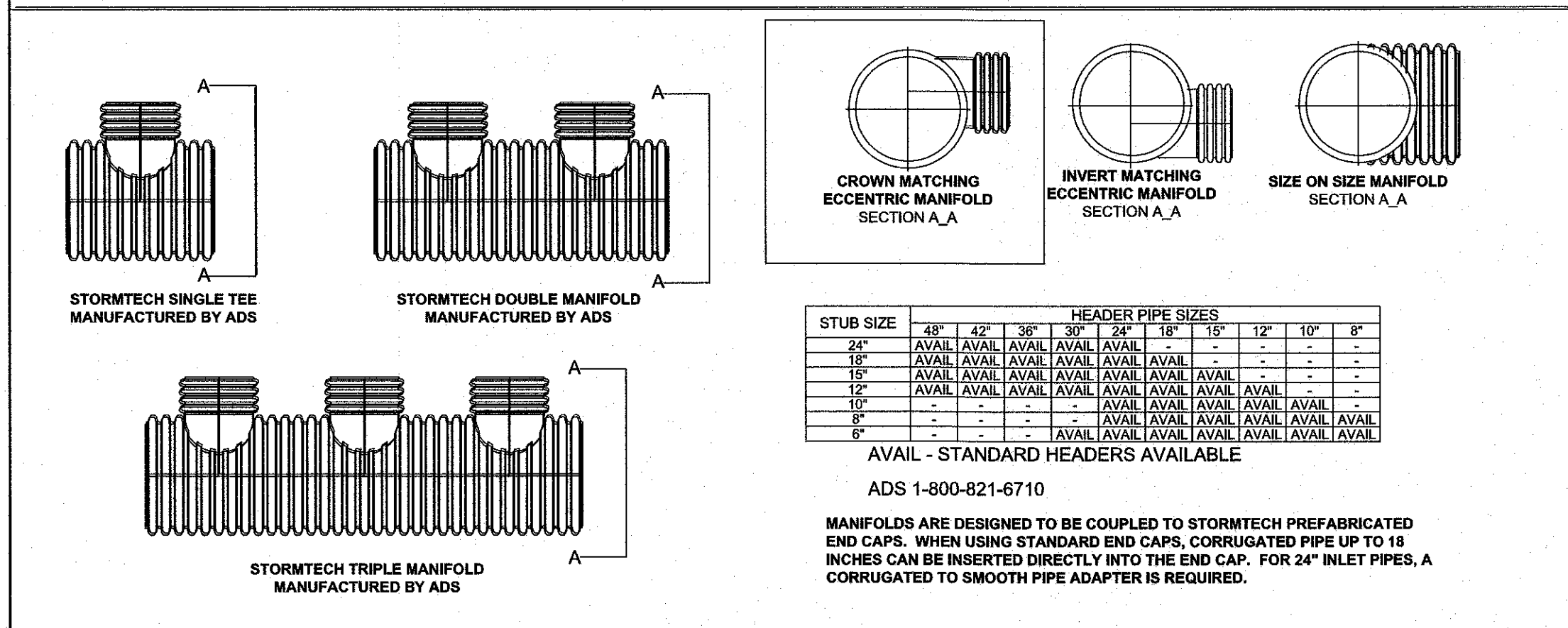
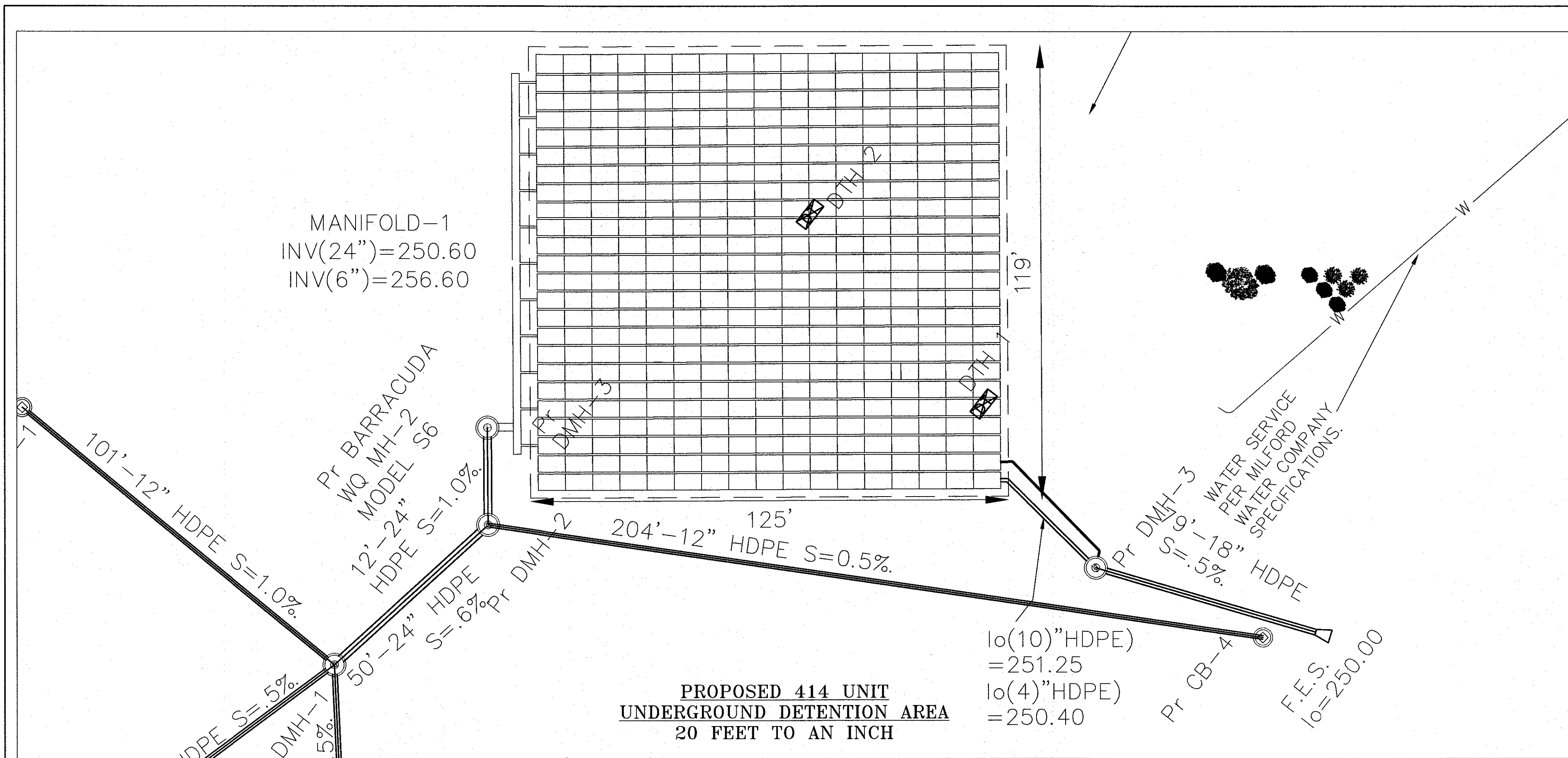
APPLICANT
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P.O. BOX 444
MENDON, MA 01756

495 TRANSPORTATION TERMINAL I
21 BEAVER STREET

DETAIL SHEET
PLAN OF LAND
IN
MILFORD, MA
N.T.S.
DATE: JANUARY 2, 2020

#	DATE	DESCRIPTION	INI
1	2-25-20	ENTRANCE AND COMMENTS	JMN
2	6-29-20	SEWER & ABUTTERS CONCERNS	JMN
3	9-08-20	TOWN ENGINEERS REVIEW ITEMS	JMN

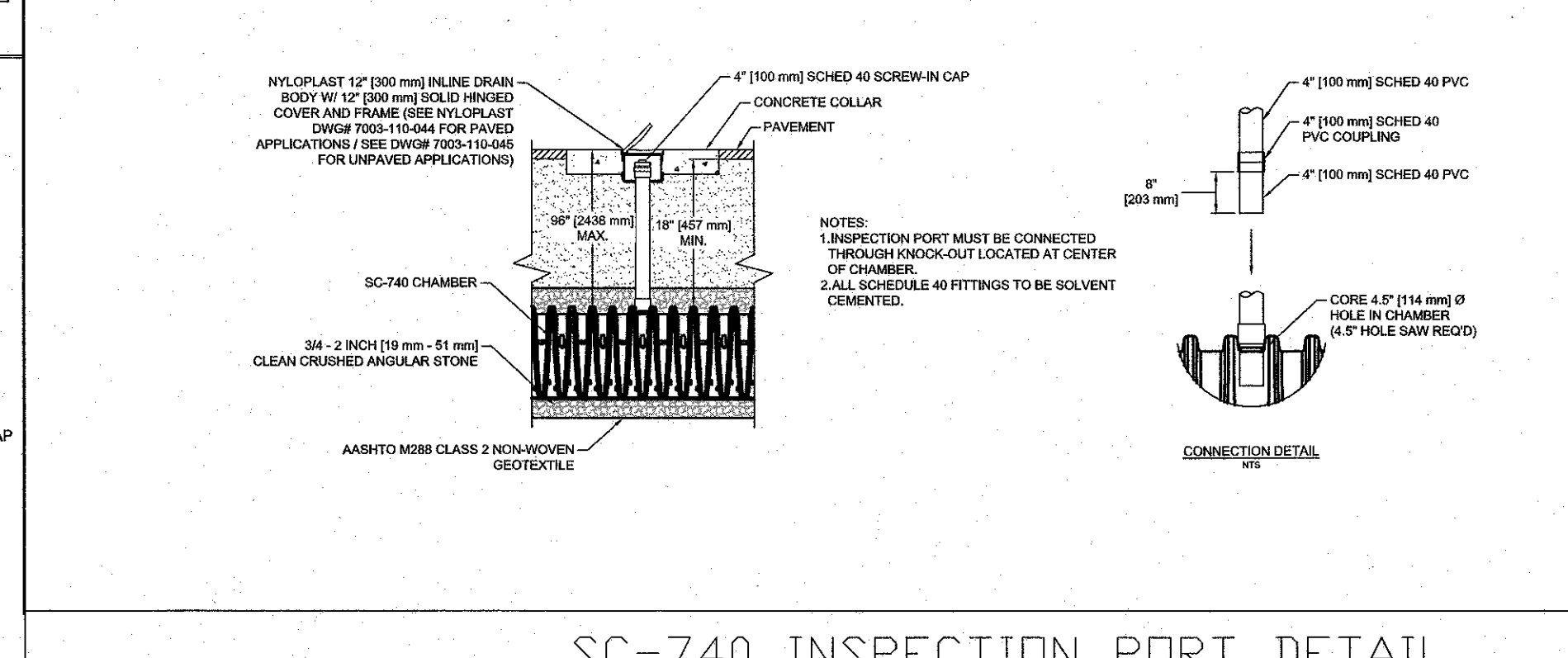
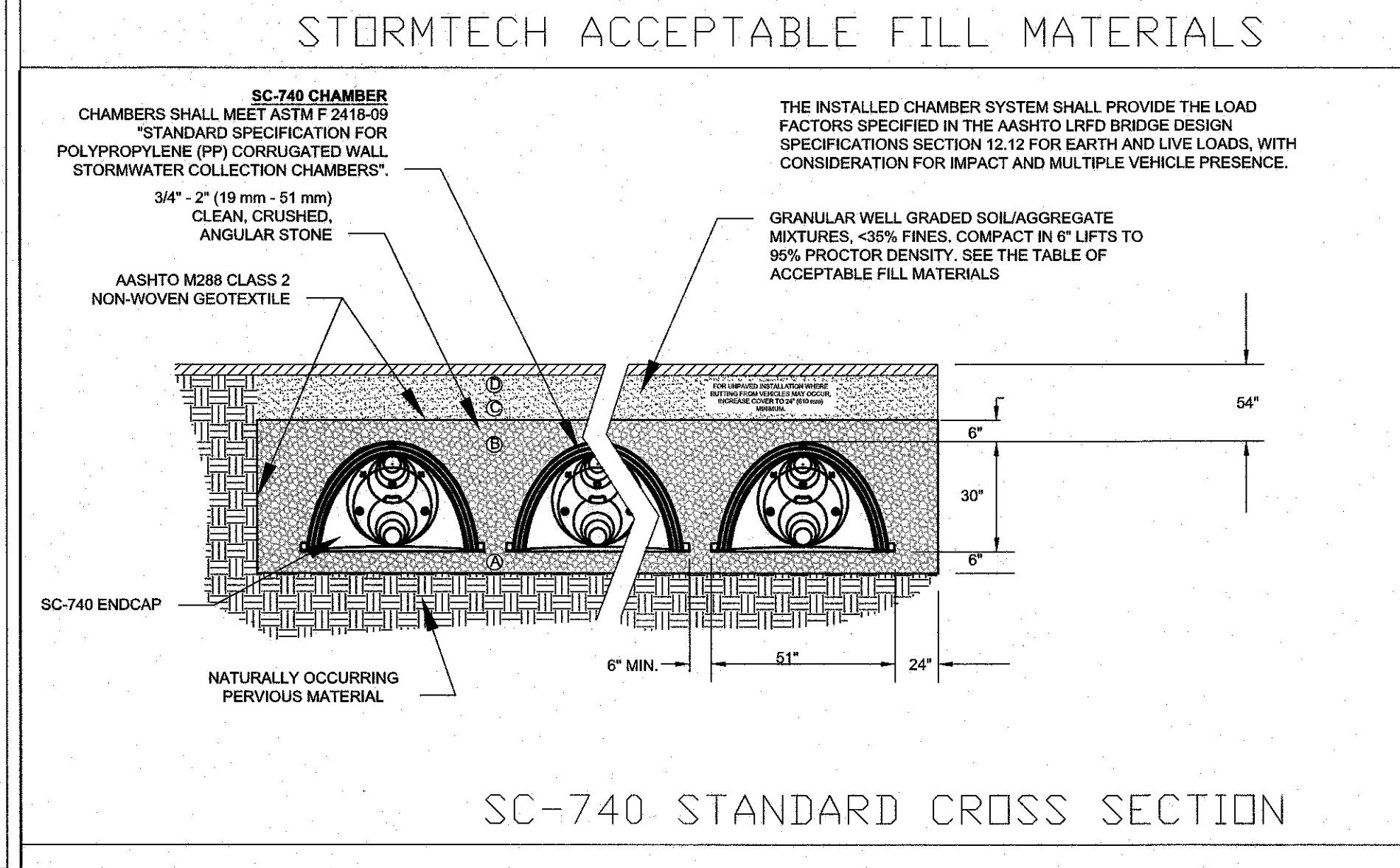
Guerriere & Halnon, Inc.
Engineering & Land Surveying
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www.gandengineering.com



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M33 DESIGNATION*	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE CLAYES TO THE TOP OF FLESHLY PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS: NATIVE SOILS, OR PER ENGINEER'S PLANS, CROSS-PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NA	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE FURTHER MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBANKMENT STONE (OF LAYERS TO 12" (305 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES: <35% FINES. MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3. 357, 4. 467, 5. 56, 57, 6. 61, 66, 7, 74, 8, 84, 8, 9	BEST COMPACTED AT 10% (100 mm) OF MATERIAL OVER THE CHAMBER IS REACHED. COMPACT ADDITIONAL LAYERS BY 12" (305 mm) LIFTS TO A MINIMUM STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 20,000 lbs (90 kN).
③ EMBANKMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3. 357, 4. 467, 5. 56, 57	NO COMPACTION REQUIRED.
④ FOUNDATION STONE BELOW CHAMBERS FROM THE SURGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3. 35, 4. 467, 5. 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR, NO. 4 (AASHTO M33) STONE."
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'K' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (152 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART#	STUB	A	B	C
SC740EPE06T	6" [150 mm]	10.90" [277 mm]	18.50" [470 mm]	N/A
SC740EPE06B	6" [150 mm]	10.90" [277 mm]	N/A	0.50" [13 mm]
SC740EPE08T	8" [200 mm]	12.20" [310 mm]	16.50" [419 mm]	N/A
SC740EPE08B	8" [200 mm]	12.20" [310 mm]	N/A	0.60" [15 mm]
SC740EPE10T	10" [250 mm]	13.40" [340 mm]	14.50" [368 mm]	N/A
SC740EPE10B	10" [250 mm]	13.40" [340 mm]	N/A	0.70" [18 mm]
SC740EPE12T	12" [300 mm]	14.70" [373 mm]	12.50" [318 mm]	N/A
SC740EPE12B	12" [300 mm]	14.70" [373 mm]	N/A	1.20" [30 mm]
SC740EPE15T	15" [375 mm]	18.40" [467 mm]	9.00" [229 mm]	N/A
SC740EPE15B	15" [375 mm]	18.40" [467 mm]	N/A	1.30" [33 mm]
SC740EPE18T	18" [450 mm]	19.70" [500 mm]	5.00" [127 mm]	N/A
SC740EPE18B	18" [450 mm]	19.70" [500 mm]	N/A	1.60" [41 mm]
SC740EPE24B	24" [600 mm]	18.50" [470 mm]	N/A	0.10" [3 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL.
ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-992-2694.
*FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

SC-740 TECHNICAL SPEC.

- ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
- THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-992-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
- CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

ELIZABETH HANNING-SANGHON
No. 48086
Professional Engineer
1/14/2020

DATE: _____
APPROVED DATE: _____
PLANNING BOARD

SIGNATURE DATE: _____
BEING A MAJORITY

NOTES

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OWNER
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P.O. BOX 444
MENDON, MA 01756

APPLICANT
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P.O. BOX 444
MENDON, MA 01756

495 TRANSPORTATION TERMINAL I
21 BEAVER STREET

UNDERGROUND DETENTION
DETAIL
PLAN OF LAND
IN
MILFORD, MA

N.T.S.
DATE: JANUARY 2, 2020

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SHEET 8 OF 9 G-8616-1



Plan View
Scale - 1" = 32ft

- NOTES:
- REFLECTANCES ASSUMED:
SURFACE: 50
 - MOUNTING HEIGHTS:
AL-1 @ 20'-0" AFG
AL-2 @ 30'-0" AFG
 - TASK HEIGHT: AT GRADE
 - CALCULATION POINT SPACING: 15'X15' OC
 - EXTERIOR CALCULATION

DISCLAIMER:
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Outer Perimeter	+	0.3 fc	9.2 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.6 fc	10.4 fc	0.3 fc	34.7:1	8.7:1



SCHEDULE										
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	# OF LAMPS	LUMENS PER LAMP	LLF	WATTAGE
□	AL-1	11	Lithonia Lighting	RSX2 LED P3 40K R4 **SINGLE HEAD @ 90° MOUNTED @ 20'-0" AFG**	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution	LED	1	22020	0.9	149.98
□	AL-2	5	Lithonia Lighting	RSX2 LED P3 40K R4 **DOUBLE HEAD @ 180° MOUNTED @ 30'-0" AFG**	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution	LED	1	22020	0.9	299.96

Beaver St Site
05-06-2020

Designer: Robert J. Lindstrom
Date: 1/18/2020
Scale: Not to Scale
Drawing No.
Summary

Agenda Item # 6



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

January 13, 2021

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Notice of Intent for **26 Beaver Street - Proposed Transportation Terminal**
DEP File # 223- 1187

Dear Mr. Giampietro:

I have reviewed the Notice of Intent filing for 26 Beaver Street (lots 23B, 23C & 25), See my previous letter dated November 13, 2020. The submittal is for a Proposed Transportation Terminal. The applicant is Route 85 Realty Corp., P.O. Box 444, Mendon, MA 01756.

The Parcels consists of 5.86 Acres, Zoned as Highway Industrial B (IB), located on the eastern side of Beaver Street adjacent to Route 495. The parcels refer to the Town Assessors Map 44, Block 0, Lots 23B, 23C & 25.

2nd Update:

- This project was recently in front of the Commission regarding the determination of the presence of a River / Riverfront. The determination was made, that there is no riverfront.
- As some of you may be aware, the D.E.P. has Intervened in this determination (of no riverfront). So, the Determination is being challenged by the State to further evaluate if there **is or is not** riverfront on the parcel.

Sincerely,

Michael Dean, P.E.
Town Engineer



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

December 15, 2020

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Notice of Intent for **26 Beaver Street - Proposed Transportation Terminal**
DEP File # 223- _____

Dear Mr. Giampietro:

I have reviewed the Notice of Intent filing for 26 Beaver Street (lots 23B, 23C & 25). See my previous letter dated November 13, 2020. The submittal is for a Proposed Transportation Terminal. The applicant is Route 85 Realty Corp., P.O. Box 444, Mendon, MA 01756.

The Parcels consists of 5.86 Acres, Zoned as Highway Industrial B (IB), located on the eastern side of Beaver Street adjacent to Route 495. The parcels refer to the Town Assessors Map 44, Block 0, Lots 23B, 23C & 25.

Update:

- This project was recently in front of the Commission regarding the determination of the presence of a River / Riverfront. The determination was made, that there is no riverfront.
- As some of you may be aware, the D.E.P. has Intervened in this determination (of no riverfront). So, the Determination is being challenged by the State to further evaluate if there **is or is not** riverfront on the parcel.
- There is no DEP File # issued as of 12-15-2020.

Sincerely,

Michael Dean, P.E.
Town Engineer



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

November 13, 2020

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Notice of Intent for **26 Beaver Street - Proposed Transportation Terminal**
DEP File # 223- _____

Dear Mr. Giampietro:

I have reviewed the Notice of Intent filing for 26 Beaver Street (lots 23B, 23C & 25). The submittal is for a Proposed Transportation Terminal. The applicant is Route 85 Realty Corp., P.O. Box 444, Mendon, MA 01756.

The Parcels consists of 5.86 Acres, Zoned as Highway Industrial B (IB), located on the eastern side of Beaver Street adjacent to Route 495. The parcels refer to the Town Assessors Map 44, Block 0, Lots 23B, 23C & 25.

This project was recently in front of the Commission regarding the determination of the presence of a River / Riverfront. The project was issued a negative determination, therefore there is no presence of a River and in turn there is no Riverfront associated with the project.

The resource areas associated with the parcel are: Bordering Vegetated Wetlands, Bank and 100Year Flood Plain. The resource areas were delineated and re-evaluated by Goddard Consulting, LLC.

Following a review of the above referenced documents I offer the following comments:

1. Erosion control measures **are** shown on the plan; however, the detail **does not** include **Silt Fence** with Mulch Sock. Silt Fence should be added to the details.
2. Since the original submittal, the drainage analysis / design has been revised along with a final set of design plans.

I recommend the issuance of an Order of Conditions for the project.

Sincerely,



Michael Dean, P.E.
Town Engineer

October 7, 2020

Milford Conservation Commission
52 Main Street
Milford, MA 01757

Re: Notice of Intent
26 Beaver Street, MA 01757
Map 44, Parcels 25, 23C, 23B

Dear Milford Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Notice of Intent (NOI) on behalf of Rte 85 Realty Corporation, for the property known as 26 Beaver Street in Milford, MA. The applicant proposes the construction of a parking lot and drainage within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW). This application is being filed under the Massachusetts Wetlands Protection Act (the WPA), Regulations 310 CMR 10.00 et. al.

Seven hard copies and a digital version of this application have been submitted for your review. A list of enclosed documents is as follows:

- NOI Application (WPA Form 3)
- Wetlands Fee Transmittal Form
- Copy of Checks
- Affidavit of Service, Notification to Abutters, Certified Abutters List
- Wetland Border Report, Goddard Consulting, LLC. 4/24/2020
- USGS of Site, Goddard Consulting, LLC. 3/4/2020
- Orthoview of Site, Goddard Consulting, LLC. 3/4/2020
- Stormwater Report for “495 Transportation Terminal II”, Milford, MA, Guerriere & Halnon, Inc., 3/2/2020
- Site Plans: “495 Transportation Depot II” *Transportation Terminal Site Plan, 26 Beaver Street, Milford, Massachusetts, Guerriere & Halnon, Inc., Revised 9/8/2020*

Existing Conditions

The site of the proposed project consists of three parcels: Map: 44 Lot: 25 (2.74 acres), Lot: 23C (0.83 acres), and Lot: 23B (2.00 acres), totaling approximately 5.57 acres. Lot 25 has a vast lawn area with a vacant single-family home (see **Photo 1**). A non-jurisdictional isolated wetland was flagged within the maintained grass area near Medway Street with series A1-18 and is vegetated with sedges, rushes and steeplebush (all wetland species). During the site inspection, this wetland had indicators of hydrology such as standing water (1-inch of water), stained leaves and hydric soils. No physical connection (via land, water or culvert) to the adjacent Bordering Vegetated Wetland (BVW) was observed and therefore is considered isolated.



Photo 1: The existing single-family home on Lot 25 stands in the middle of a vast lawn.

According to the current USGS map, a presumptive perennial stream originates from a culvert at the northeastern corner of the parcel by Medway Street (see **Photo 2**). A narrow strip of BVW was delineated on each side of the stream. The stream flows through the lawn and continues into the adjacent parcel of land, Lot 23C, into a narrow grove of woody vegetation (partially BVW) along the northeastern edge of the parcel boundary. Lot 23C is narrow in shape and consists of the stream, BVW, and a driveway that connects to Beaver Street. The stream flows between the end of the driveway and a chain link fence (which marks the edge of the property). Beyond the fence is highway verge (lawn) and the on-ramp to Route 495. The stream and thin strip of surrounding BVW continues parallel to Route 495 until it spills into a large flooded swamp that encompasses the eastern and southern portions of Lot 23B. The northwestern portion of Lot 23B is an upland forest, littered with garbage, and dominant in oak, white pine, rose, honeysuckle, black birch, witch hazel, Canada mayflower, and princess pine.

The USGS mapped perennial stream has been a topic of discussion with the Milford Conservation Commission (the Commission) as part of an RDA submittal from June 16, 2020. Since the canal was human-made and built as a result of Route 495 and nearby development, the stream should not be considered natural. According to 310 CMR 10.58(2)(g):

Human-made canals (e.g., the Cape Cod Canal and canals diverted from rivers in Lowell and Holyoke) and mosquito ditches associated with coastal rivers do not have riverfront areas.

Due to the regulation stated above and the evidence presented as part of the RDA application, it is presumed that there is no Riverfront Area (RA) on Lot 25, 23C, and 23B. Although the Commission has not made a formal determination on whether the stream has RA, the Milford

Town Council has provided a report that agrees with the findings in the RDA and the applicant anticipated this issue will be resolved at the next public meeting, with a finding of a no RA status.

According to the Mass GIS data layers for NHESP, this site is not located 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. There is a Zone AE FEMA Flood Zone located along the BVW boundary on Lot 23C and on portions of upland on Lot 23B. The resource area, Bordering Land Subject to Flooding (BLSF), extends from the delineated wetland line up to the 100-year FEMA flood elevation (249.40).



Photo 2: The stream discharges from the double piped culvert below Medway Street. The stream flows through the lawn and eventually enters a narrow grove of woody vegetation on Lot 23C.

Project Summary and Regulatory Compliance

The proposed project will construct a parking lot (283 spaces) and two stormwater discharges within the WPA’s 100-foot Buffer Zone to BVW and will comply with the regulations set forth in the WPA. The existing house will be razed, and mature trees will be cleared on the upland portions of Lot 23C and 23B, creating open space for the construction of the parking lot. The upland will be graded to the desired elevations for the construction of the parking lot, which is designed to direct stormwater into underground infiltration systems. During large rainstorms, excess stormwater from the underground infiltration systems will discharge out of two pipes, onto rip rap, towards the southern and southeastern edge of the upland on Lot 23B. Rip rap is proposed along the all edges of parking lot that are immediately adjacent to resource areas.

No work in the wetland resource areas (BVW & BLSF) are proposed. Construction will not adversely impact the resource areas considering there will be appropriate erosion control barriers (silt fence and mulch sock) placed at the limit of work.

Conclusion

Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in M.G.L c. 131 section 40. The project meets all regulatory compliance standards under the WPA, therefore Goddard Consulting respectfully requests that the Commission issues an Order of Conditions approving the proposed project. Please feel free to contact us if you have any questions.

Very truly yours,
Goddard Consulting, LLC



Scott Goddard,
Principal & PWS

CC: Mass DEP – CERO, 8 New Bond Street, Worcester, MA 01606
John Nenart, RTE 85 Realty Corporation, P.O. Box 444, Mendon, MA 01756

April 24, 2020

85 Realty Corp
P.O.Box 444
Mendon, MA 01756

Re: Wetland Border Report and Riverfront Analysis
Beaver St. Milford

Dear 85 Realty Corp:

On April 7, 2020 during no snow and un-frozen ground conditions the wetland resources were delineated on land located at the above referenced site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland and one potentially isolated wetland were delineated in the field. The potentially isolated wetland was flagged with series A1-18. This area is located within a maintained grass area near Medway Street and is vegetated with sedges, rushes and steplebush (all wetland species). During the site inspection this wetland had indicators of hydrology such as standing water (1-inch of water), stained leaves and hydric soils. No physical connection (via land, water or culvert) to the adjacent Bordering Vegetated Wetland (BVW) was observed and therefore is considered isolated.

The BVW located on site was flagged with series GC1-128. This wetland is dominant in red maple, buckthorn, winterberry, arrow-wood, spicebush, sweet pepperbush, high bush blueberry, poison ivy and wetland ferns. The adjacent forested upland is dominant in oak, white pine, rose, honeysuckle, black birch, witch hazel, Canada Mayflower and princess pine. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC-58 and B6 (see attached forms). An upland island was delineated out of the "GC" wetland with series B1-35. This upland area is dominant in white pine, oak, birch and witch hazel.

According to the current USGS map (see Figure 1 and 2) a mapped perennial stream is located in the northern and eastern sections of the site. The most northern section of this stream channel, near Medway Street within a maintained lawn area, appears to be man-made and hand dug due to its linear orientation and consistency in channel depth, height and elevation. Today this dug channel connects to a flooded swamp in the eastern section of the site, west of Route 495.

The attached historic USGS Maps and Aerial Photographs enclosed in this report indicate that the on-site river shown on the most recent USGS map was manipulated during and after the construction of Route 495. As shown in the attached figures, no river was present in the eastern portion of the site in 1942 and/or 1953. It was not until after the construction of Route 495 in the


late 60's that the water associated with this historical river was re-directed onto the site under Route 495. It is after the construction of Route 495 that a perennial river is mapped on the USGS maps (see figures 3-7).

Furthermore, according to 310CMR10.58(2)(g) "Human-made canals and mosquito ditches associated with coastal rivers do not have riverfront areas." As stated earlier in this report the northern channel on site appears to be man-made. Since this northern portion of the channel is human-made and the eastern channel is a direct, man-made result of the construction of Route 495 (as proven above with historic USGS maps) the streams on site should not be considered natural and/or perennial and would not have a 200-ft Riverfront Area associated with them. To further support this, a stream stats analysis was performed for the northern section of the stream and the eastern section of the stream (see attached). The results calculated show that the northern section of the stream has a watershed of 0.38 acers with a 0.007 cubic feet predicted flow rate at the 99% flow duration. The eastern section of the stream has a 0.40 acer watershed with a 0.008 cubic feet predicted flow rate at the 99% flow duration. These measurements are below the required .50 acer watershed and 0.01 cubic flow rate identified in the regulations for perennial streams in section 310CMR10.58(2)1(C).

According to the Mass GIS data layers for NHESP, this site is not located 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; however, is located in a Zone II area and a jurisdictional FEMA Flood Zone; so that the resource area Bordering Land Subject to Flooding (BLSF) is located from the delineated wetland line up to the 100-year FEMA flood elevation.

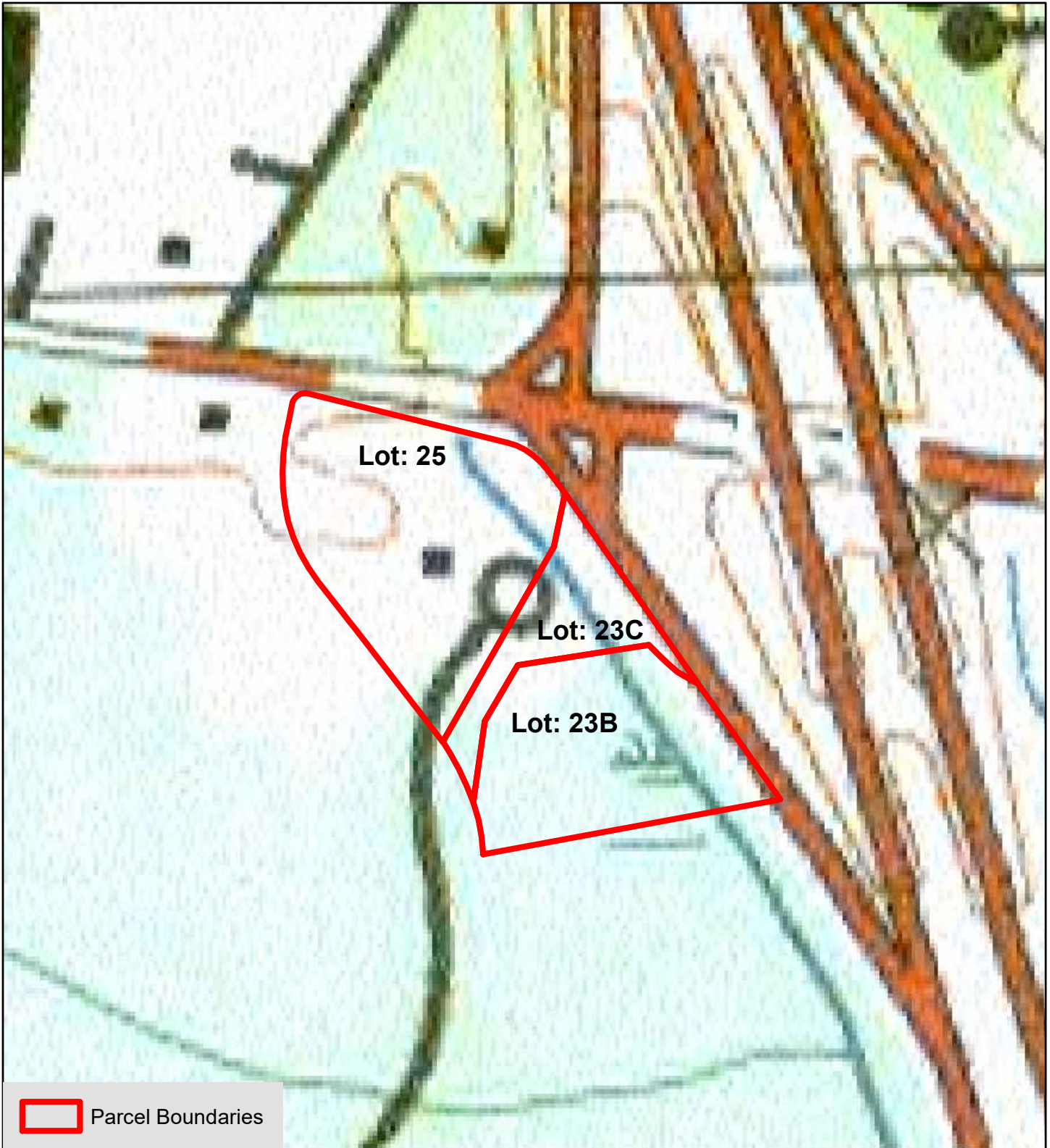
The Wetlands Protection Act takes jurisdiction over BVW and BLSF resources; but does not take jurisdiction over isolated wetlands unless they qualify as the resource area Isolated Land Subject to Flooding (which is an area able to hold $\frac{1}{4}$ acer foot of water with a minimum depth of 6-inches). The isolated wetland on site is small and shallow and cannot hold $\frac{1}{4}$ acre foot of water and therefore; is not jurisdictional. In addition, the BVW resource area has a jurisdictional 100-foot Buffer Zone. In comparison, the BLSF resource area does not have a buffer zone. Any work within any resource area and/or the 100-foot BVW buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission.

Very truly yours,
GODDARD CONSULTING, LLC



Scott Goddard,
Principal & PWS

Figure 1 Latest USGS MAP
Rivers shown in blue



USGS of Site

Beaver Street - Milford, MA
(Map: 44, Lot: 25, 23C, 23B)

N
3/4/2020
0 50 100 200 Feet
1 inch = 200 feet

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

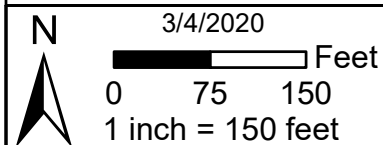


Figure 2. Orthophoto showing the River on site (in orange) according to the latest USGS MAP



Orthoview of Site

Beaver Street - Milford, MA
(Map: 44, Lot: 25, 23C, 23B)



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"



Figure 4. 1953 USGS Map
Same as 1942 USGS Map

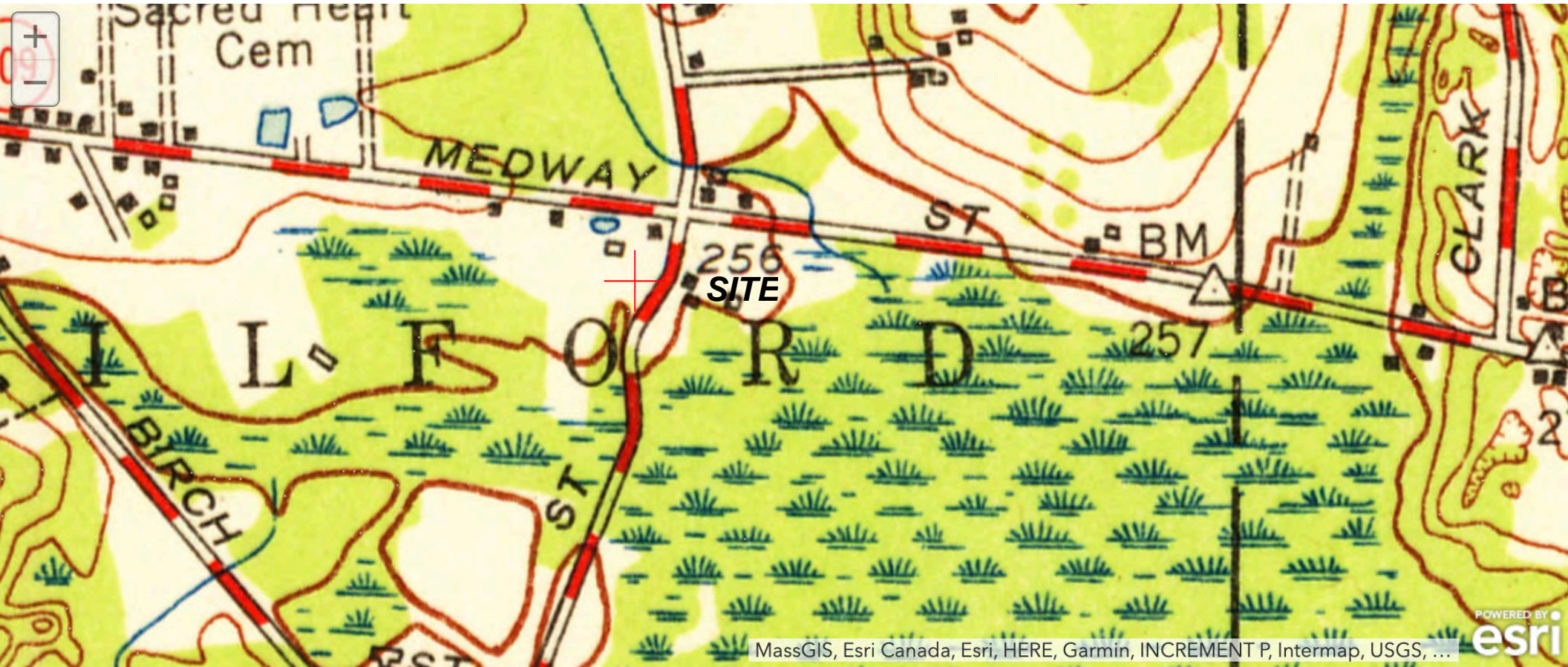
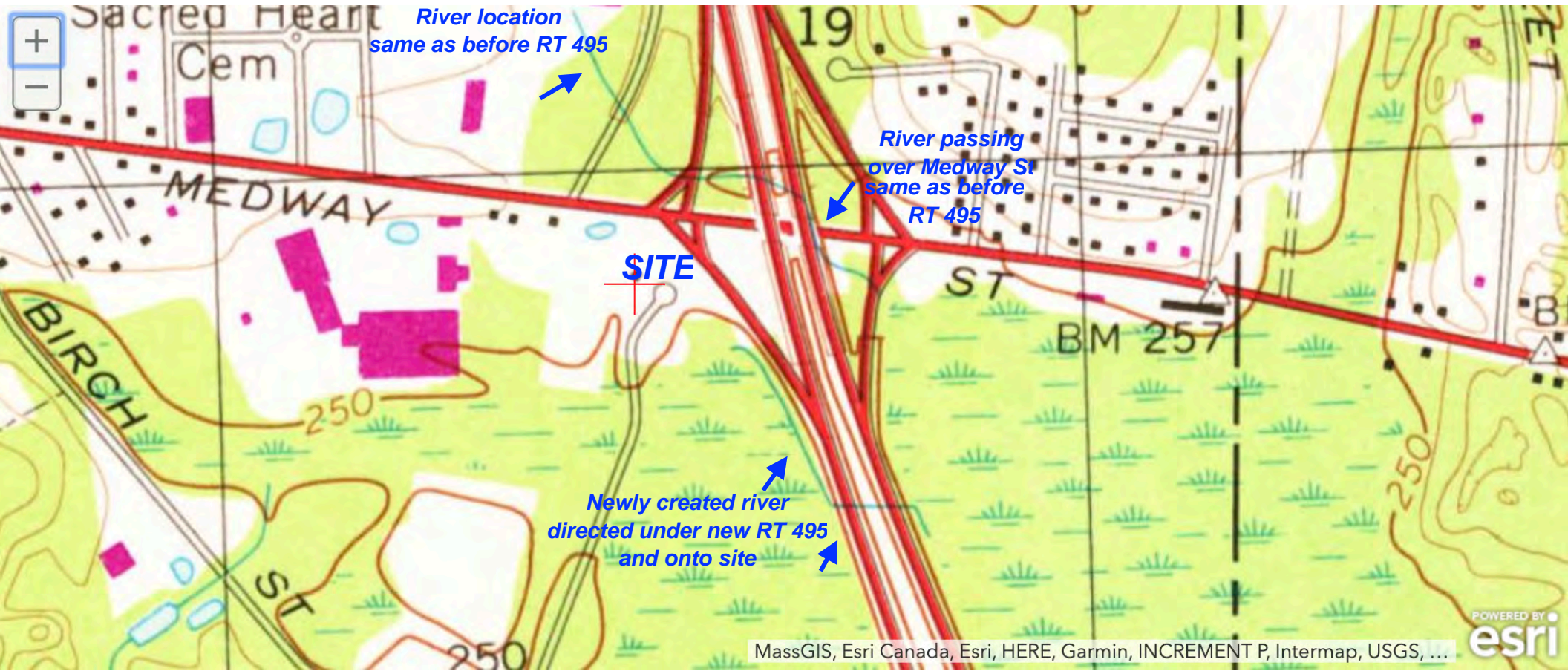


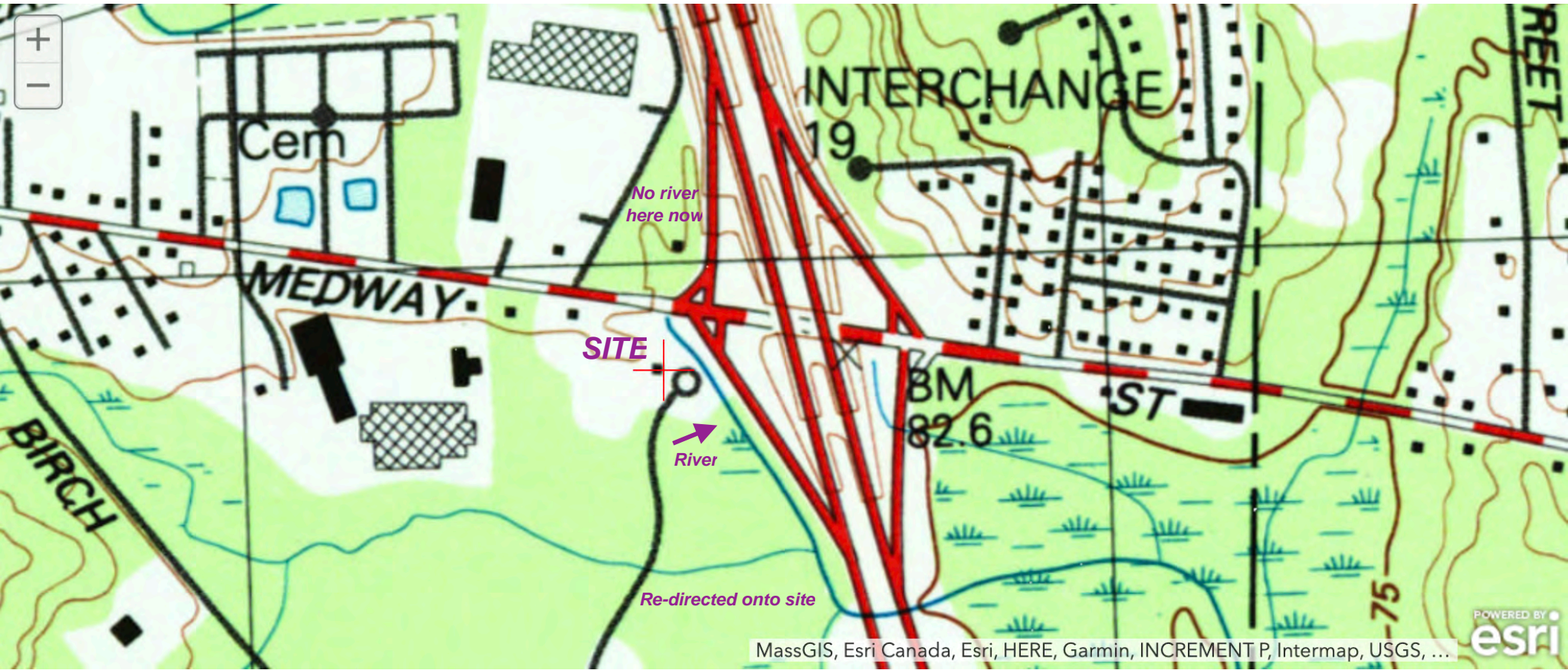
Figure 5 1979 USGS Map



**Figure 6. 1977 Orthophoto
Showing River re-directed onto site
by construction of RT 495**



Figure 7. 1987 USGS MAP
Showing River Re-directed onto site



"495 TRANSPORTATION DEPOT II"

TRANSPORTATION TERMINAL SITE PLAN

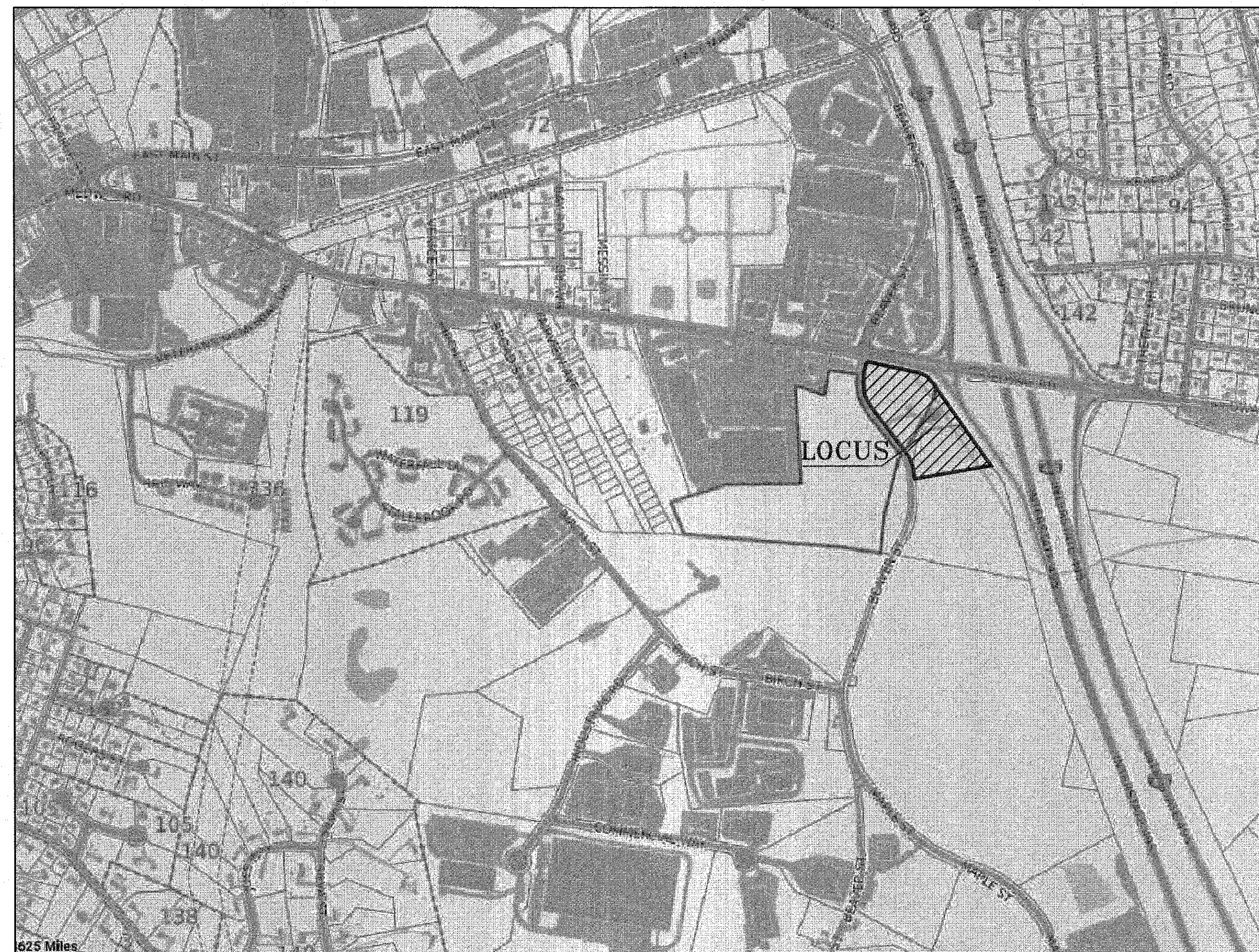
26 BEAVER STREET, MILFORD, MASSACHUSETTS

APPROVED DATE: _____
PLANNING BOARD

SIGNATURE DATE: _____

G-8293

DATE: MARCH 2, 2020
REV: APRIL 1, 2020
REV: JUNE 29, 2020
REV: SEPTEMBER 8, 2020



LOCUS MAP
500 FEET TO AN INCH

NOTE. STRIPING AND PARKING CONFIGURATION MAY BE ALTERED TO ACCOMMODATE LESSEE'S NEEDS TO ALLOW PARKING OF CARS, VANS, TUCKS TRAILERS AND TRACTOR TRAILERS.

ZONING TABLE

INTENSITY OF USE ZONE IB	EXISTING	PROPOSED
MIN. LOT REQUIREMENTS		
LOT AREA (S.F.)	80,000 S.F.	255,478± S.F. 255,478± S.F.
LOT WIDTH (FT)	250 FT.	725.46 FT. 725.46 FT.
FRONTAGE (FT)	0 FT.	737.90 FT. 737.90 FT.
MIN. YARD REQUIREMENTS		
FRONT YARD SETBACK (FT)	50 FT.	0 FT. 0 FT.
SIDE YARD SETBACK (FT)	25 FT.	0 FT. 0 FT.
REAR YARD SETBACK (FT)	30 FT.	0 FT. 0 FT.
MAXIMUM BUILDING SIZE		
BUILDING COVERAGE (% OF LOT)	35%	0% 0%
RATIO (FLOOR/LOT AREA)	.5	0 0
MINIMUM OPEN SPACE		
% OF LOT AREA	20%	99% 45%
HEIGHT REQUIREMENTS		
MAX. HEIGHT (FT)	60 FT.	0 FT. 0 FT.
MAX. NO. OF STORIES	5	0 0
PARKING REQUIREMENTS		
TOTAL PARKING SPACES 9'X18'	9	0 423
HANDICAPPED PARKING 8'X18'	1	0 0
INTERIOR LANDSCAPING ISLANDS		
TOTAL NO. ISLANDS REQUIRED	16	0 0
150 S.F. PER ISLAND	2,400 S.F.	0 4,883 S.F.**

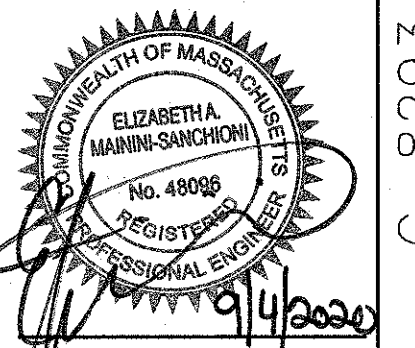
** PROVIDED ALONG THE EXTERIOR OF THE PAVING, EXCLUDING THE 15' BUFFER

INDEX

1. COVER
2. EXISTING CONDITIONS
3. SITE LAYOUT
4. GRADING & DRAINAGE PLAN
5. RESOURCE AREA PLAN
6. LANDSCAPING PLAN
7. DETAIL 1 SHEET
8. DETAIL 2 SHEET
9. PHOTOMETRIC PLAN

OWNER/APPLICANT:
RTE. 85 REALTY CORP.
P.O. BOX 444,
MENDON, MA 01756

**Guerriere & Halnon, Inc.**
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.gandhengineering.com



1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 2. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

DATE: _____
 APPROVED DATE: _____
 PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY

- NOTES**
- THIS PLAN REFERS TO THE TOWN OF MILFORD ASSESSORS ATLAS SHEET 44 LOT 25, 23B AND 23C.
 - SEE DEEDS BOOK 38955 PAGE 78, BOOK 52720 PAGE 316, BOOK 52662 PAGE 355, RECORDED AT THE WORCESTER REGISTRY OF DEEDS.
 - SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS- PLAN BOOK 842 PLAN 62 PLAN BOOK 908 PLAN 104 PLAN BOOK 909 PLAN 7
 - ZONING CLASSIFICATION: IB - HIGHWAY HIGHWAY INDUSTRIAL B
 - HORIZONTAL DATUM - NAD 83. VERTICAL DATUM - NAVD 88.

LEGEND

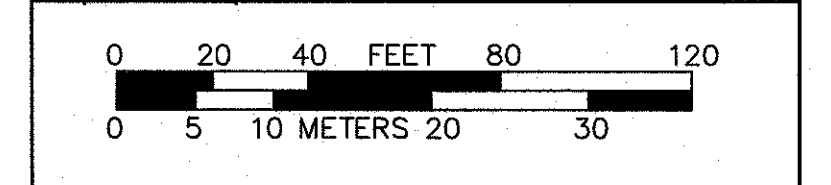
---	EXISTING CONTOUR
-D-	EX. DRAIN LINE
⊗	EX. DRAIN MANHOLE
⊙	EX. SEWER MANHOLE
⊠	EX. CATCHBASIN
⊕	EX. UTILITY POLE
⊙	EX. TREE
---	EX. SILT FENCE W/ STRAW WADDLES
-OV-OV-	EX. OVERHEAD WIRE
---	EX. VERTICAL GRANITE CURB
---	EX. TREE LINE
---	EX. FLOOD PLAIN
---	EX. BUILDINGS
X WF-61	EX. WETLANDS LINE
---	WETLANDS FLAG
---	WETLANDS SYMBOL
---	100' WETLANDS BUFFER
---	EXIST. STONEWALL
---	OWNER

ROUTE 85 REALTY CORP.
 P.O. BOX 444
 MENDON, MA 01756

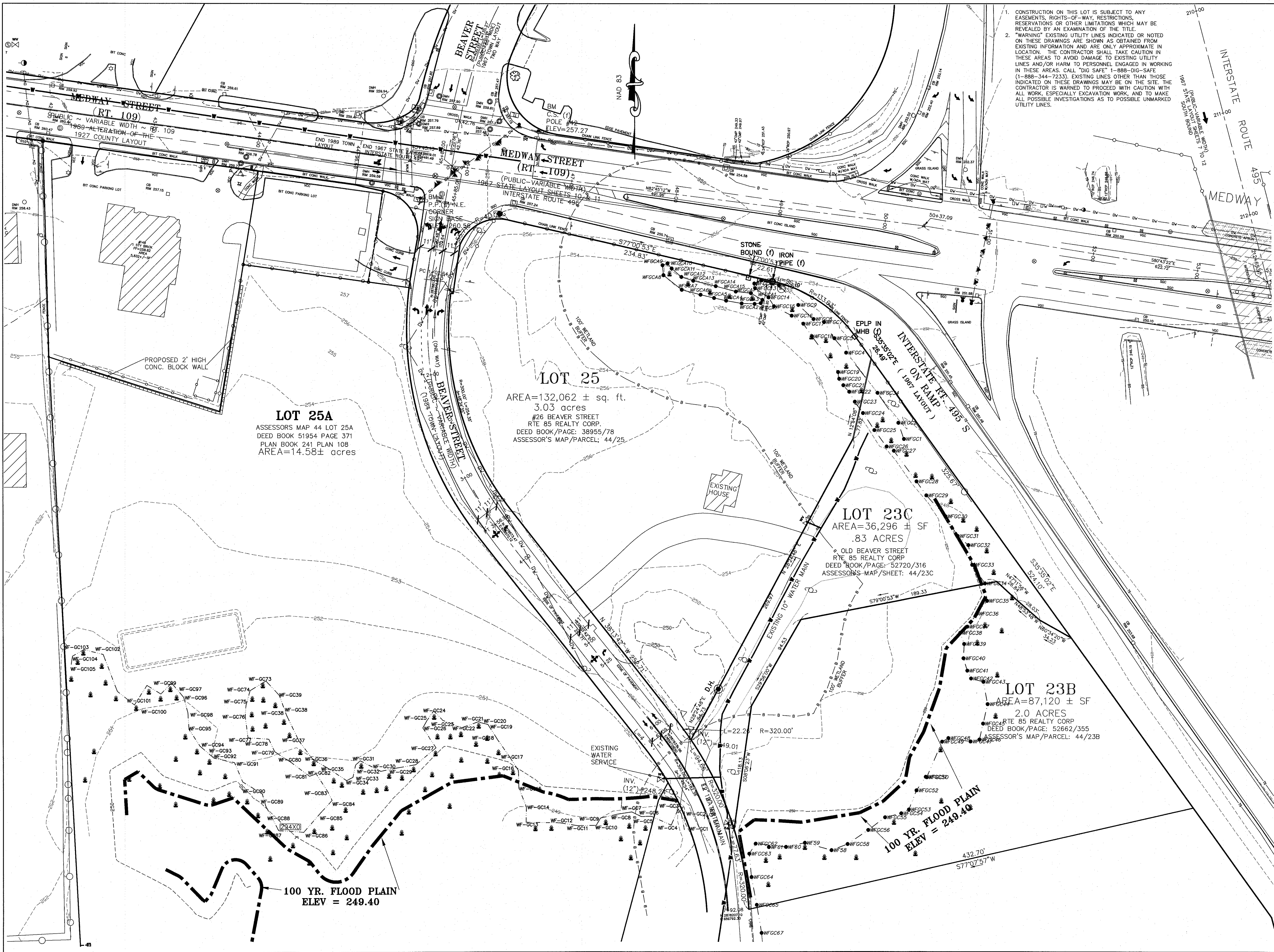
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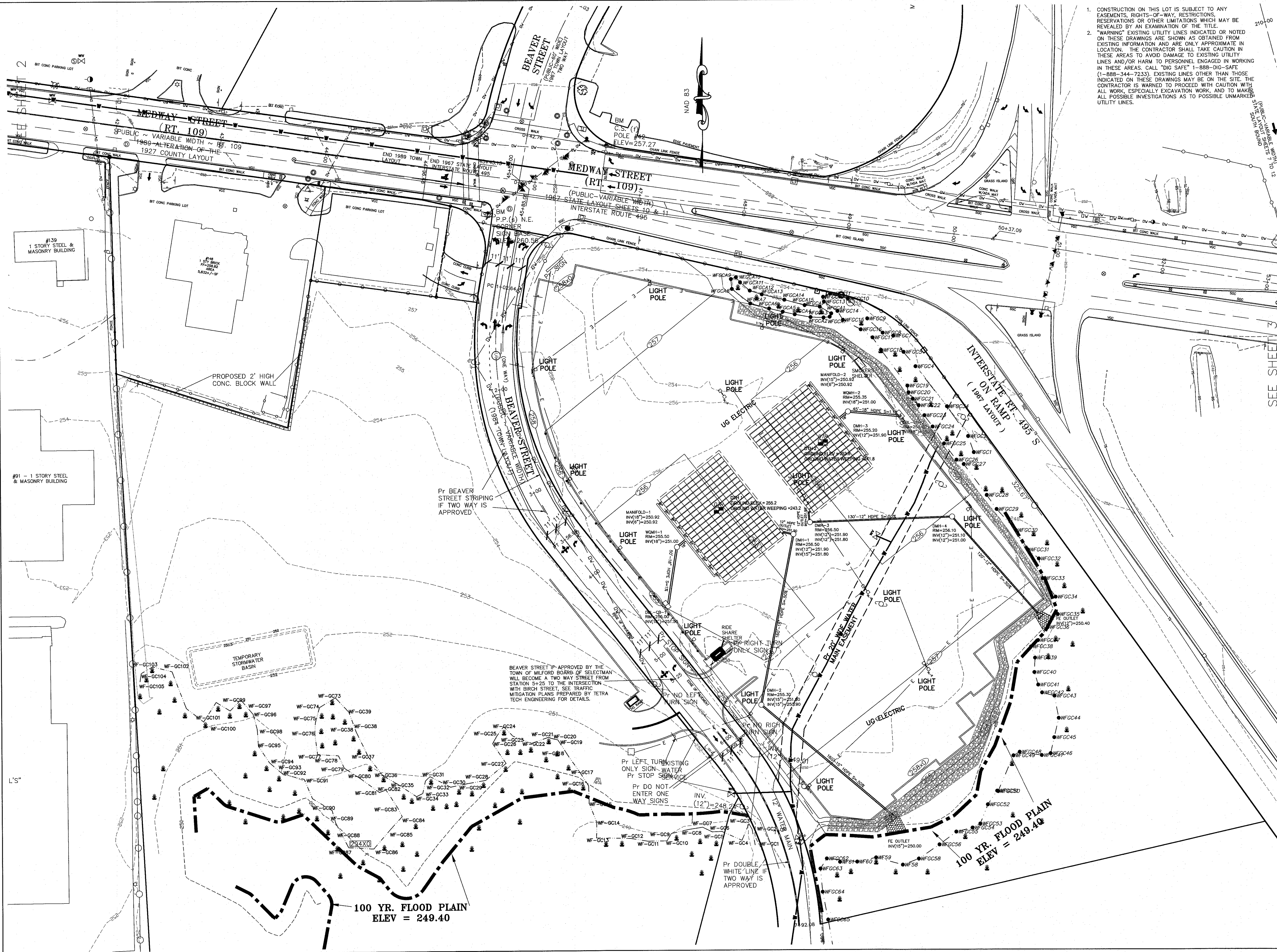
**495 TRANSPORTATION TERMINAL II
 26 BEAVER STREET**
 EXISTING CONDITIONS
 PLAN OF LAND
 IN
MILFORD, MA
 SCALE: 40 FEET TO AN INCH
 DATE: MARCH 2, 2020

#	DATE	DESCRIPTION	INI
1	4-01-20	COMMENTS AND UPDATES	JMN
2	6-29-20	LANDSCAPE, PARKING LAYOUT	JMN
3	9-08-20	TOWN ENGINEERS REVIEW	JMN

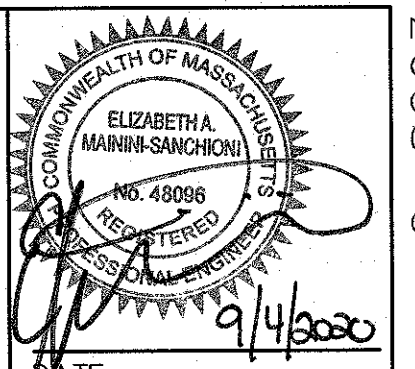


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DATE: _____
 APPROVED DATE: _____
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 SIGNATURE DATE: _____
 BEING A MAJORITY

NOTES
 1) ALL TIE IN INVERTS TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
 2) WATER MAIN IN BEAVER ST TO BE LOCATED IN THE FIELD PRIOR TO START OF CONSTRUCTION OF THE WATER SERVICE TO THE SITE.
 3) STRIPING MAY BE ALTERED TO ALLOW FOR A MIXTURE OF CAR, VAN, TRAILER AND TRACTOR TRAILER PARKING.
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 5) HORIZONTAL DATUM - NAD 83.
 VERTICAL DATUM - NAVD 88.

LEGEND

Pr. EDGE OF PAVEMENT
Pr. MODIFIED CAPE COD BERM
Pr. CONTOUR
Pr. DRAIN LINE
Pr. DRAIN MANHOLE
Pr. CATCH BASIN
Pr. SEWER MANHOLE
Pr. SEWER LINE
Pr. WATER LINE
Pr. BLOCK WALL
Pr. U.G. MEDIA
Pr. U.G. ELECTRIC
Pr. U.G. TELEPHONE
Pr. STREET TREE
Pr. 4 HEAD LIGHT POLE
Pr. SINGLE HEAD LIGHT POLE
Pr. CHAINLINK FENCE
Pr. SIGN
EXISTING BUILDINGS
WETLANDS LINE
WETLANDS FLAG

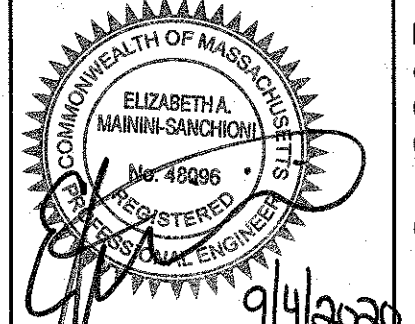
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DATE: _____
 APPROVED DATE: _____ PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY
NOTES

- WETLANDS DELINEATED BY GODDARD CONSULTING IN AUGUST, 2016 AND LOCATED AND PLOTTED BY GUERRIERE & HALNON, INC.
- ALL EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH GROWING VEGETATION.
- A NATIVE SEED MIX IS TO BE USED TO RE-VEGETATE THE DISTURBED AREAS.

LEGEND

	EXISTING CONTOUR
	Ex. SILT FENCE W/ MULCH SOCK
	Ex. TREE LINE
	Ex. FLOOD PLAIN
	Ex. WETLANDS LINE
	WF-61 WETLANDS FLAG
	WETLANDS SYMBOL
	100' WETLANDS BUFFER
	EXIST. STONEWALL
	Pr. CONTOUR
	Pr. RIP RAP
	Pr. SILT FENCE AND MULCH SOCK

OWNER
 ROUTE 85 REALTY CORP.
 P.O. BOX 444
 MENDON, MA 01756

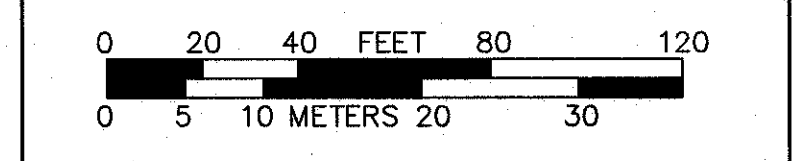
APPLICANT
 ROUTE 85 REALTY CORP.
 P.O. BOX 444
 MENDON, MA 01756

**495 TRANSPORTATION TERMINAL II
 26 BEAVER STREET**

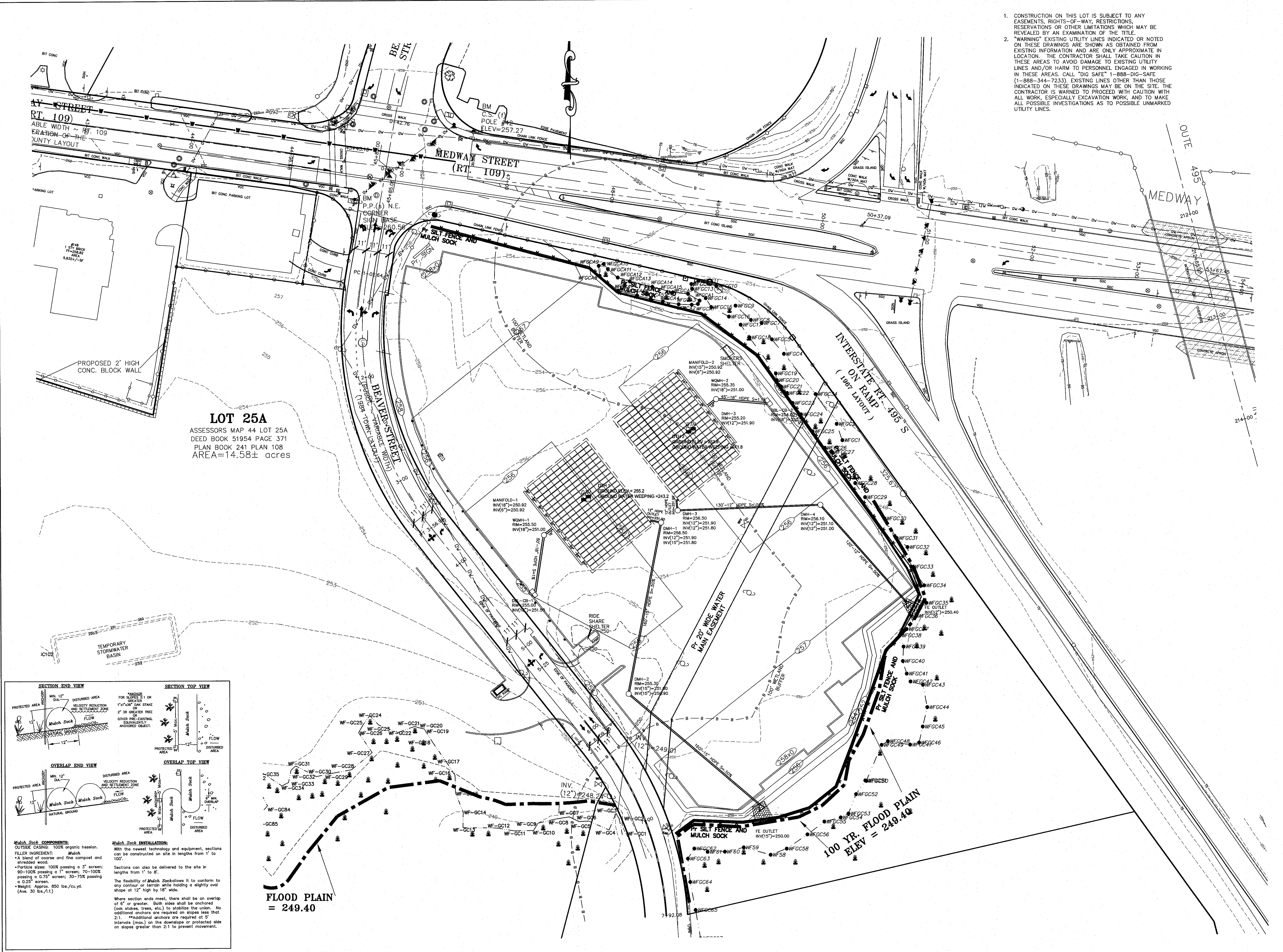
**RESOURCE AREA PLAN
 PLAN OF LAND
 IN
 MILFORD, MA**

**SCALE: 40 FEET TO AN INCH
 DATE: MARCH 2, 2020**

#	DATE	DESCRIPTION	INI
1	4-01-20	COMMENTS AND UPDATES	JMN
2	6-29-20	LANDSCAPE, PARKING LAYOUT	JMN
3	9-08-20	TOWN ENGINEERS REVIEW	JMN



Guerriere & Halnon, Inc.
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 (508) 473-6630 FAX: (508) 473-8243
 www.gandhengineering.com



LOT 25A
 ASSESSORS MAP 44 LOT 25A
 DEED BOOK 51954 PAGE 371
 PLAN BOOK 241 PLAN 108
 AREA=14.58± acres

SECTION END VIEW

MIN. 12" DIA.
 DISTURBED AREA
 VELOCITY REDUCTION AND SETTLEMENT ZONE
 2" OR GREATER TREE OR OTHER PRE-EXISTING, EQUIVALENTLY ANCHORED OBJECT.

SECTION TOP VIEW

MIN. 12" DIA.
 DISTURBED AREA
 VELOCITY REDUCTION AND SETTLEMENT ZONE
 2" OR GREATER TREE OR OTHER PRE-EXISTING, EQUIVALENTLY ANCHORED OBJECT.

OVERLAP END VIEW

MIN. 12" DIA.
 DISTURBED AREA
 VELOCITY REDUCTION AND SETTLEMENT ZONE
 2" OR GREATER TREE OR OTHER PRE-EXISTING, EQUIVALENTLY ANCHORED OBJECT.

OVERLAP TOP VIEW

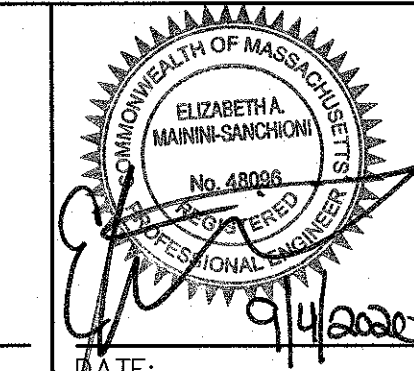
MIN. 12" DIA.
 DISTURBED AREA
 VELOCITY REDUCTION AND SETTLEMENT ZONE
 2" OR GREATER TREE OR OTHER PRE-EXISTING, EQUIVALENTLY ANCHORED OBJECT.

Mulch Sock COMPONENTS:
 OUTSIDE CASING: 100% organic hessian.
 FILLER INGREDIENT: Mulch
 *A blend of coarse and fine compost and shredded wood.
 *Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
 *Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./ft.)

Mulch Sock INSTALLATION:
 With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.
 Sections can also be delivered to the site in lengths from 1' to 8'.
 The flexibility of Mulch Socks allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 15" wide.
 Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (lock stakes, trees, etc.) to stabilize the union. No additional anchors are required on slopes less than 2:1. **Additional anchors are required at 5' intervals (max.) on the downslope or protected side on slopes greater than 2:1 to prevent movement.

FLOOD PLAIN = 249.40

**100 YR. FLOOD PLAIN
 ELEV = 248.40**



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DATE: _____
 APPROVED DATE: _____ PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY
NOTES

- 1) ALL PARKING SPACES TO BE 9'W X 18'L.
- 2) ALL TRAVEL LINES TO BE 24' WIDE.
- 3) STRIPING MAY BE ALTERED TO ALLOW FOR A MIXTURE OF CAR, VAN, TRAILER AND TRACTOR TRAILER PARKING.
- 4) ZONING CLASSIFICATION: IB - HIGHWAY HIGHWAY INDUSTRIAL B
- 5) HORIZONTAL DATUM - NAD 83.
VERTICAL DATUM - NAVD 88.

LEGEND

	Pr. EDGE OF PAVEMENT
	Pr. MODIFIED CAPE COD BERM
	Pr. CONTOUR
	Pr. DRAIN LINE
	Pr. DRAIN MANHOLE
	Pr. CATCH BASIN
	Pr. U.G. TELEPHONE
	Pr. UTILITY/LIGHT POLE
	Pr. STREET TREE
	Pr. 4 HEAD LIGHT POLE
	Pr. SINGLE HEAD LIGHT POLE
	Pr. CHAINLINK FENCE
	Pr. SIGN
	EXISTING BUILDINGS
	WETLANDS LINE
	WETLANDS FLAG
	WETLANDS SYMBOL
	100' WETLANDS BUFFER
	EXIST. STONEWALL

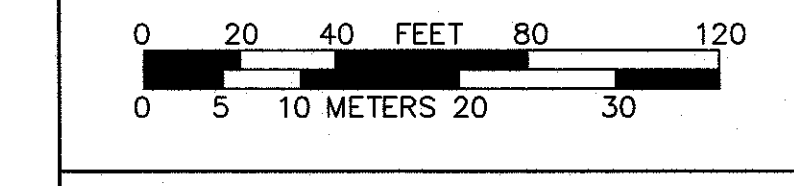
OWNER
 ROUTE 85 REALTY CORP.
 P.O. BOX 444
 MENDON, MA 01756

APPLICANT
 ROUTE 85 REALTY CORP.
 P.O. BOX 444
 MENDON, MA 01756

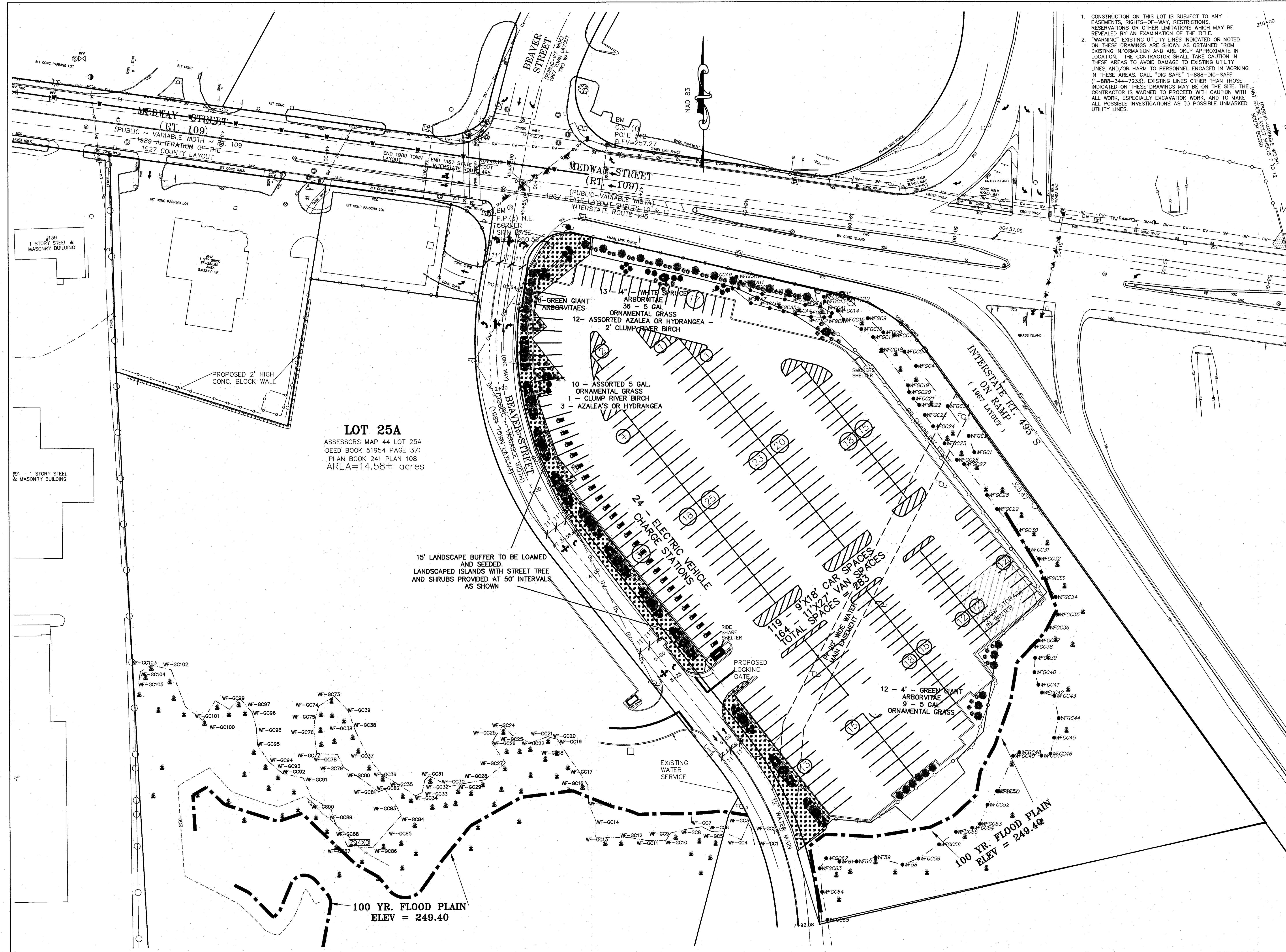
**495 TRANSPORTATION TERMINAL II
 26 BEAVER STREET**

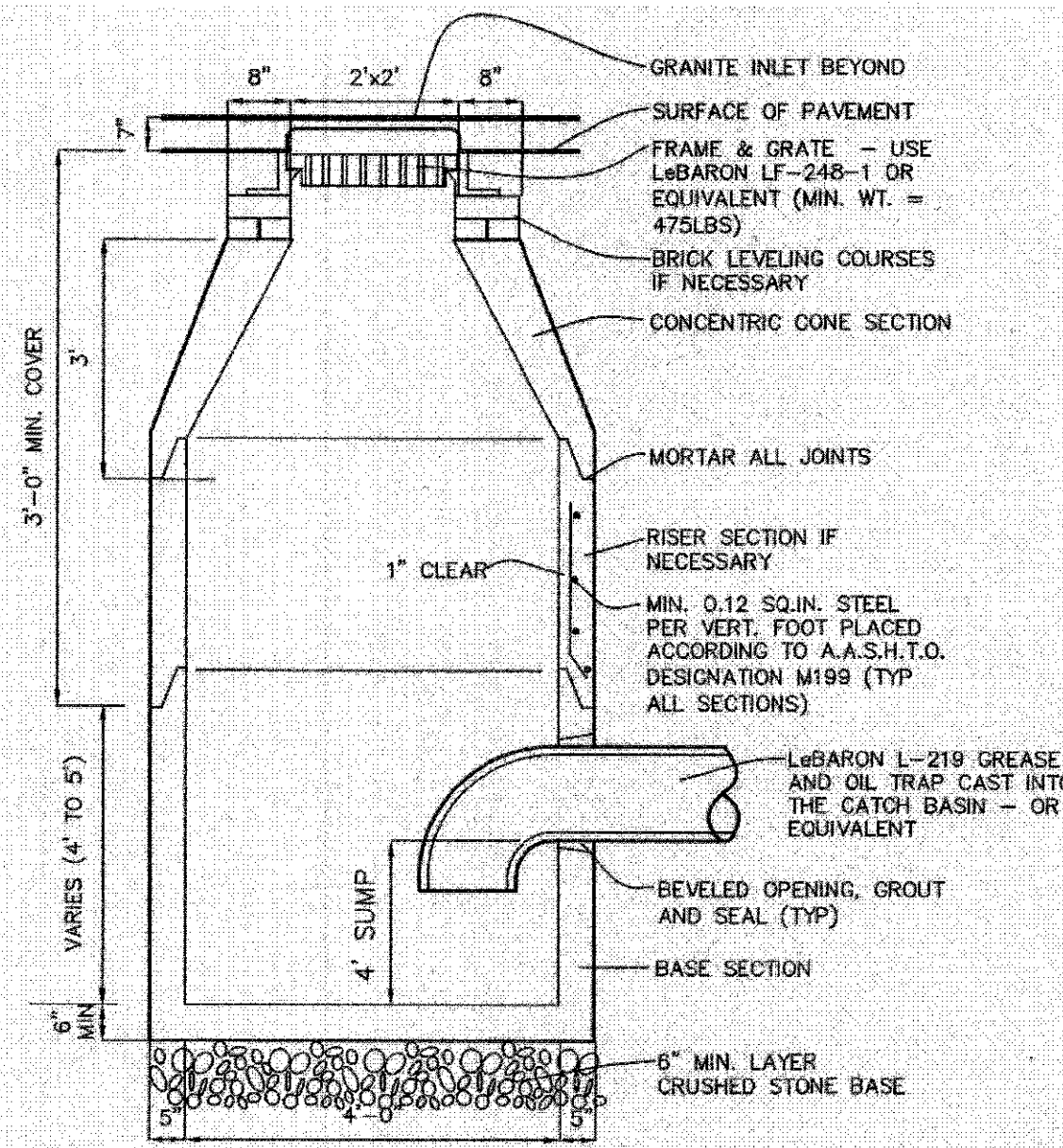
LANDSCAPE
 PLAN OF LAND
 IN
MILFORD, MA
 SCALE: 40 FEET TO AN INCH
 DATE: MARCH 2, 2020

#	DATE	DESCRIPTION	INI
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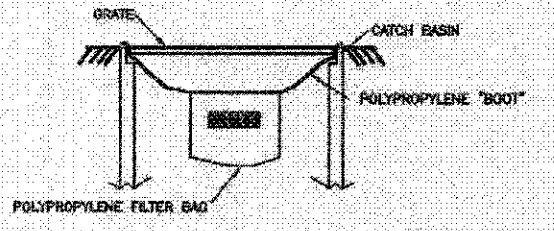
Guerriere & Halon, Inc.
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 333 WEST STREET, MILFORD, MASS. 01757
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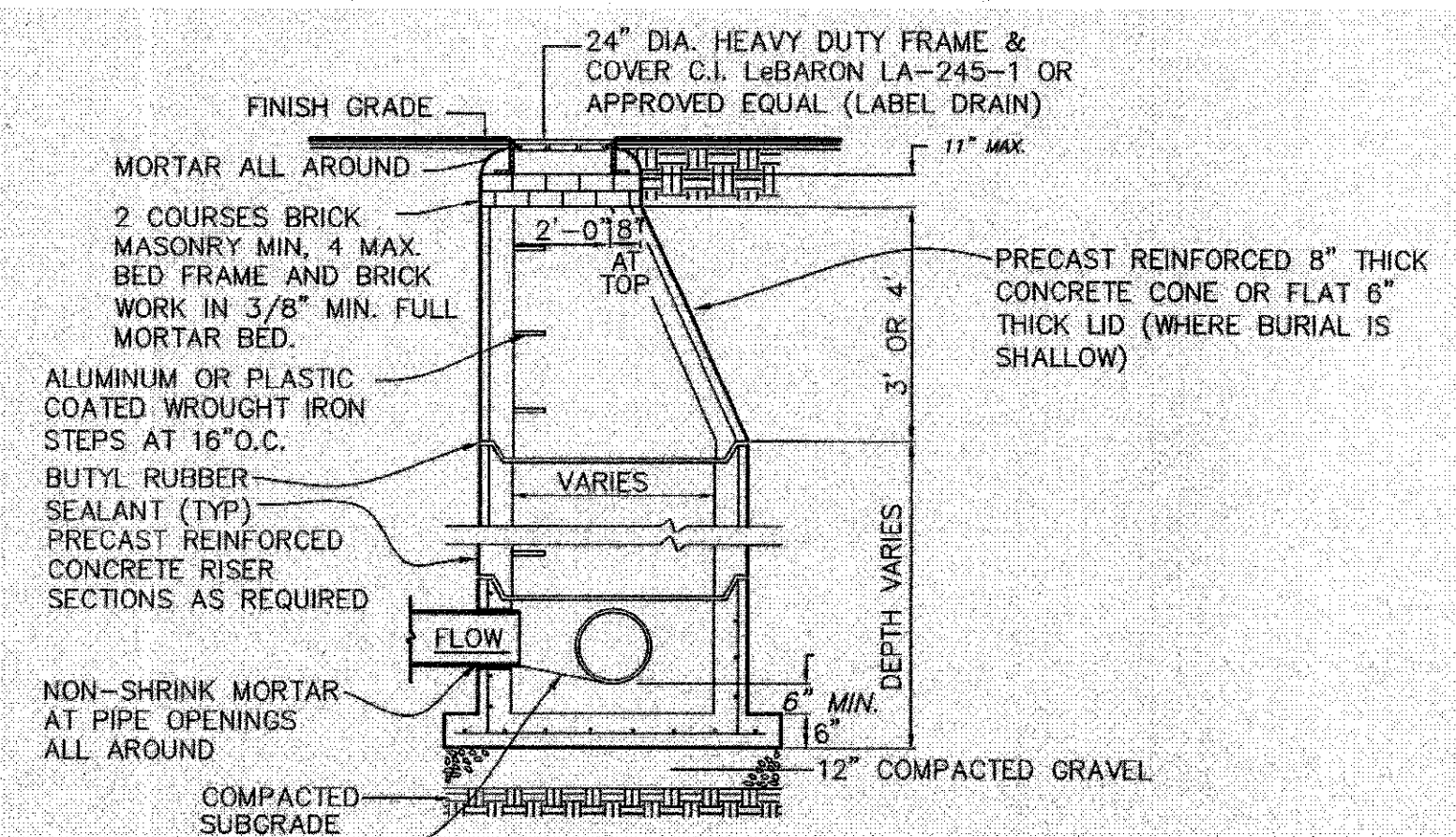


SECTION
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

- NOTES:
1. PIPE OPENINGS TO BE PRECAST IN CATCH BASIN SECTIONS.
 2. SURFACE OF FRAME AND GRATE TO SLOPE DOWN 1" FROM FRONT TO BACK.
 3. FACE OF PIPE TO BE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.

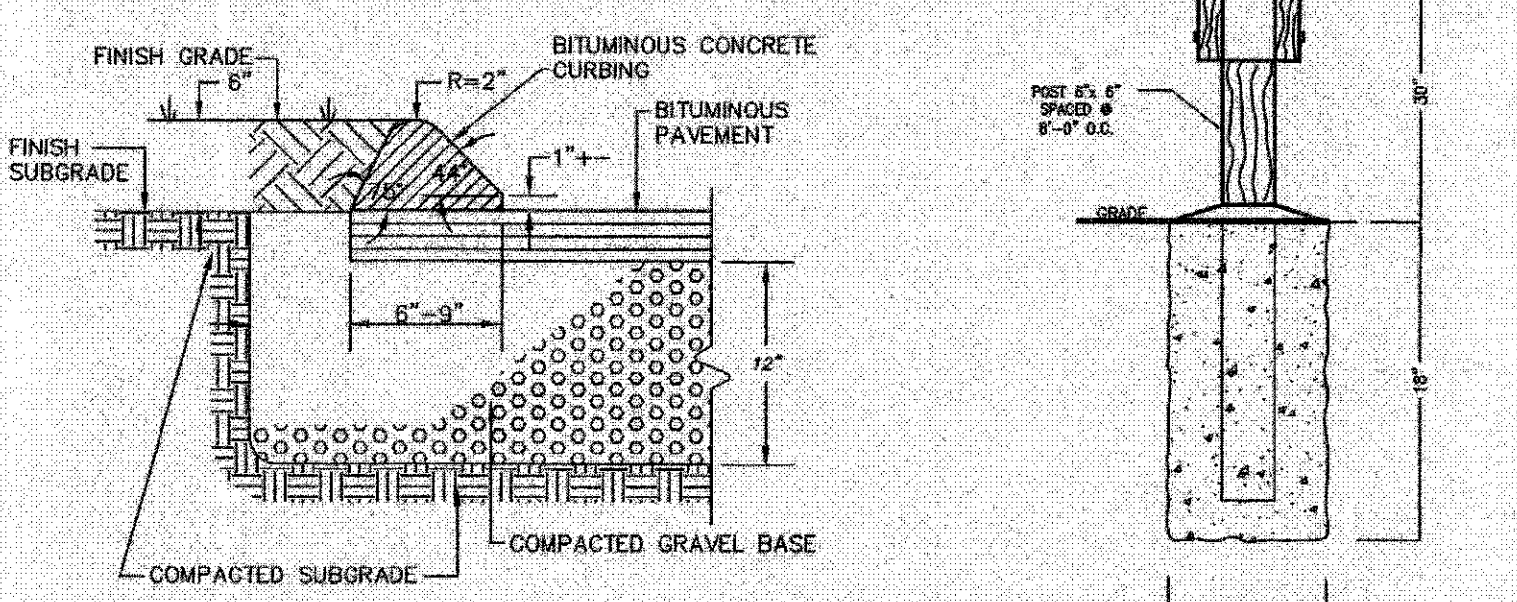


SILTATION BASKET
TYPE II-S (SEDIMENT)
N.T.S.



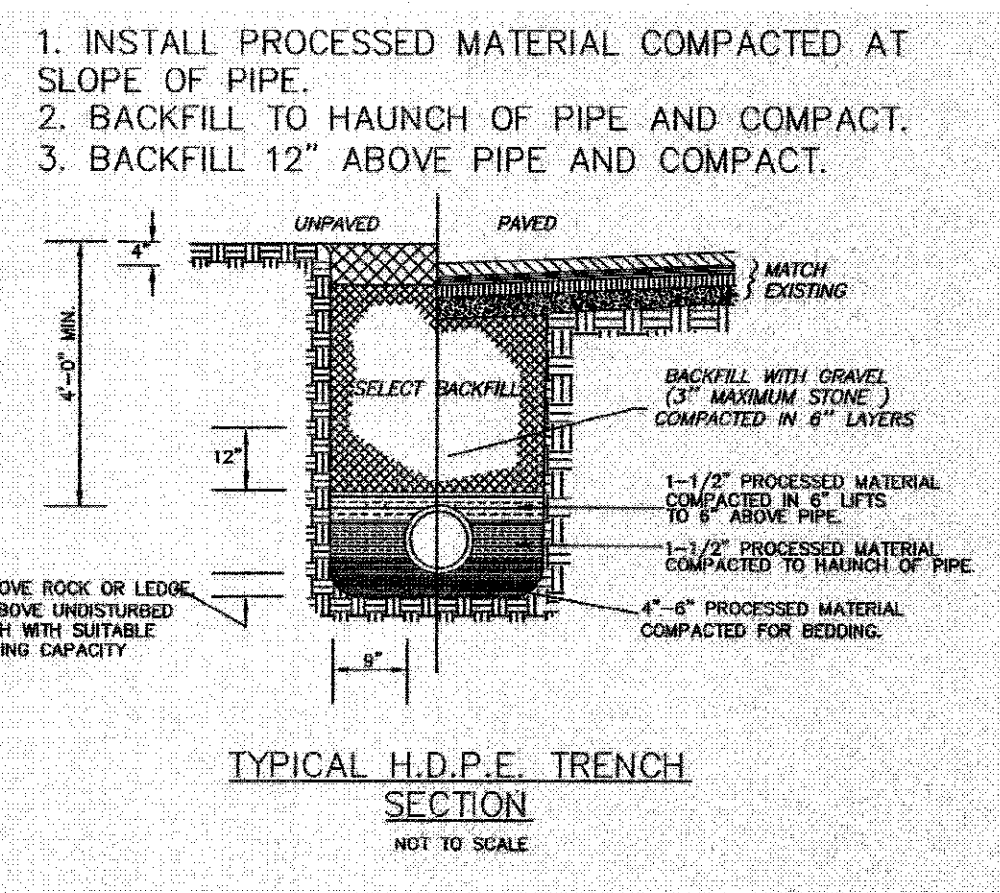
TYP. PRECAST CONCRETE
MANHOLE STORM DRAIN

N.T.S.
NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. C478.

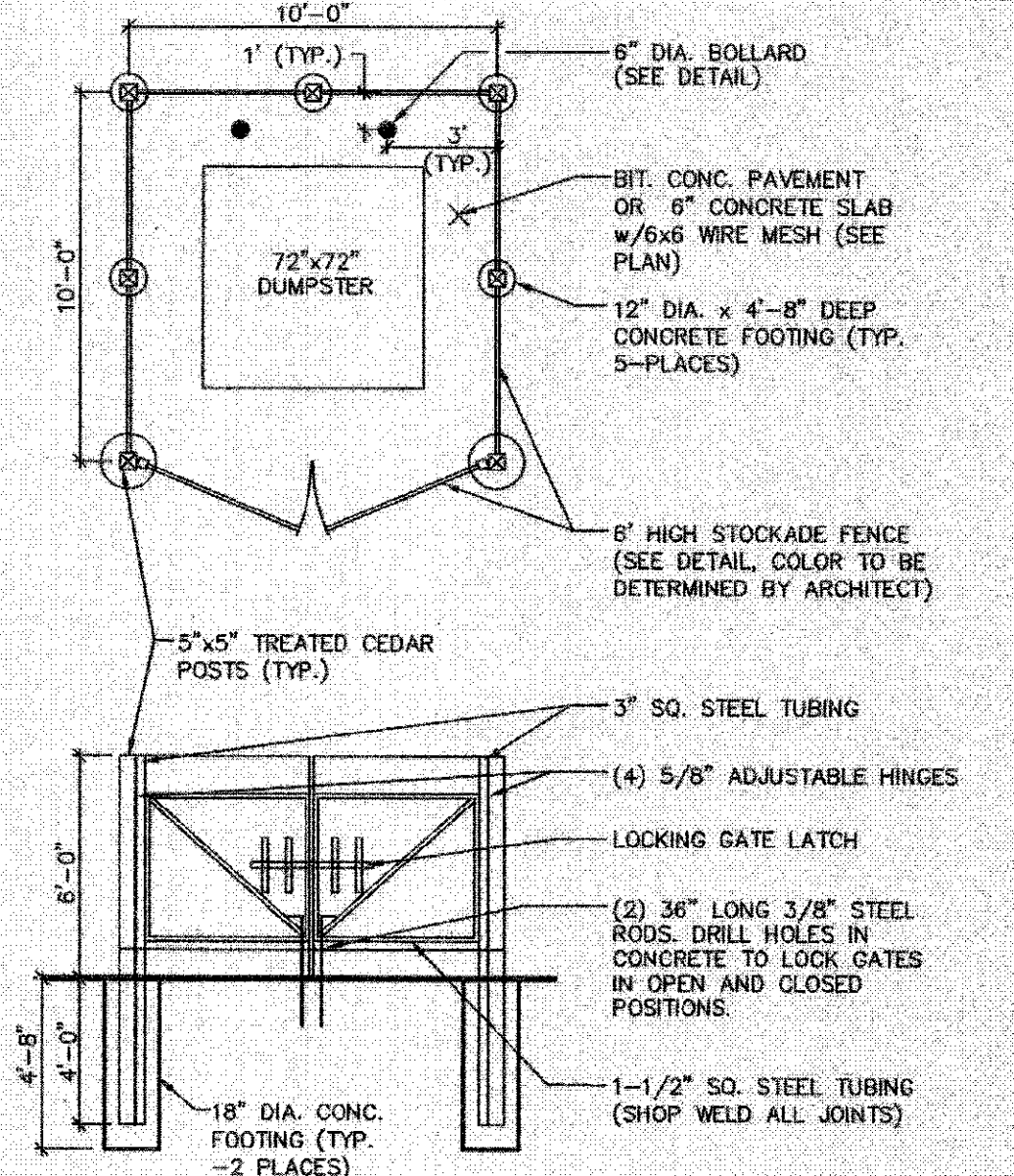


TYP. BITUMINOUS CONCRETE
CURB DETAIL
N.T.S.

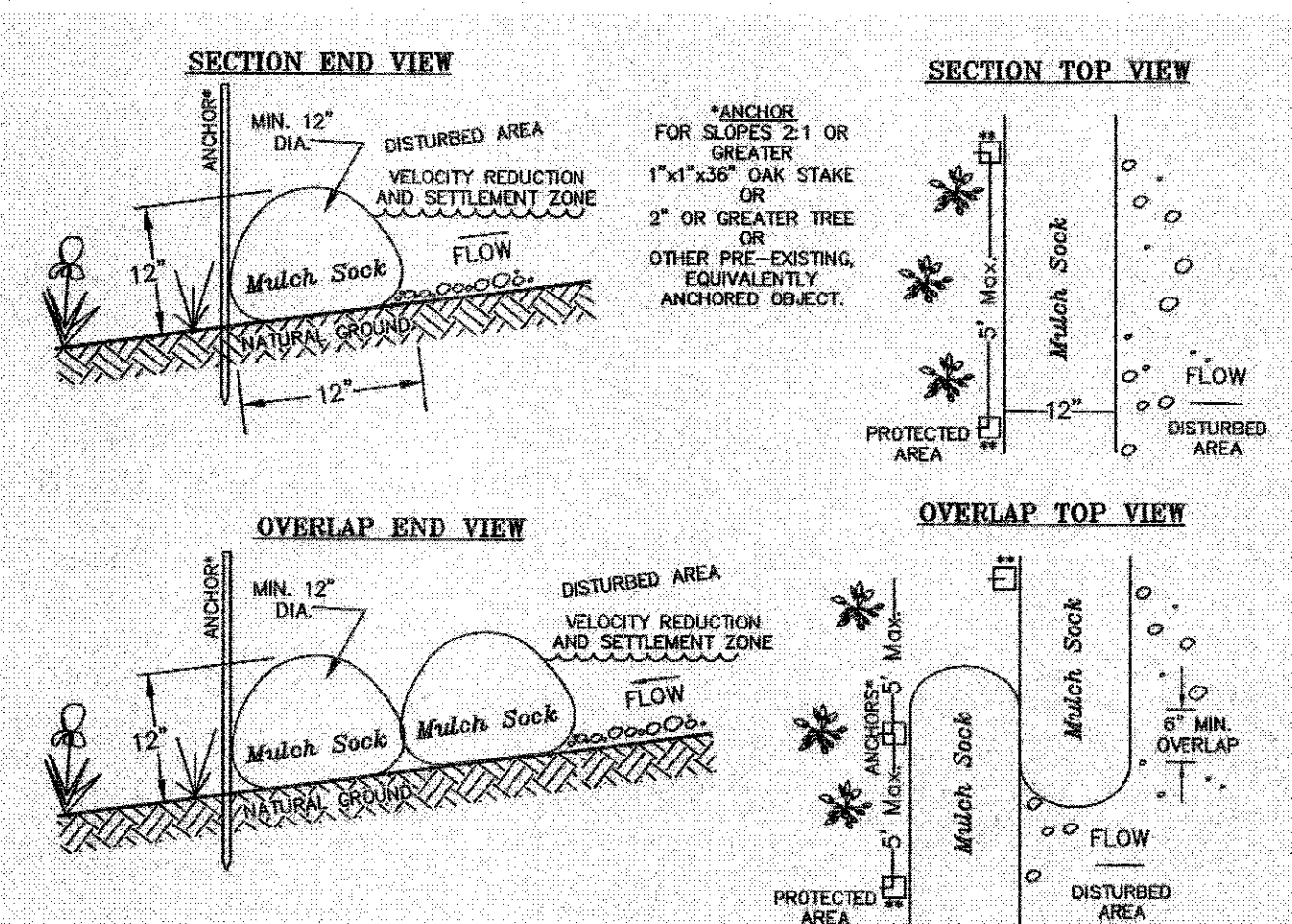
WOODEN GUARD RAIL
N.T.S.



TYPICAL H.D.P.E. TRENCH
SECTION
NOT TO SCALE

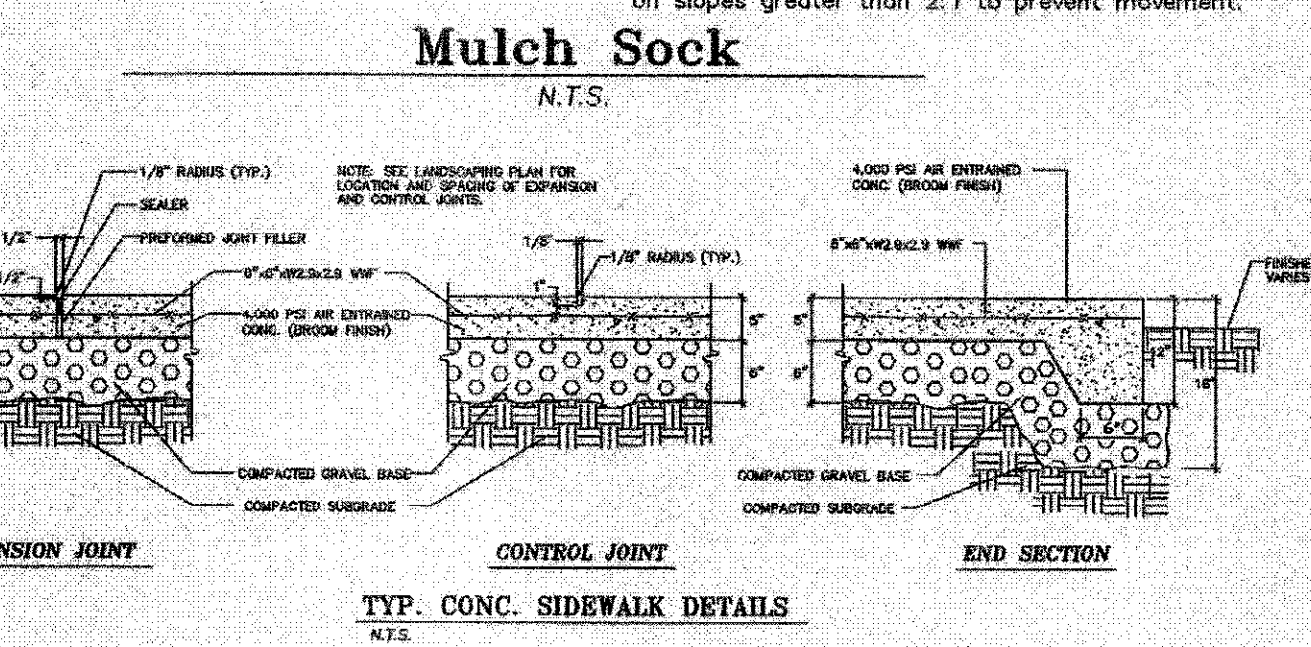


TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

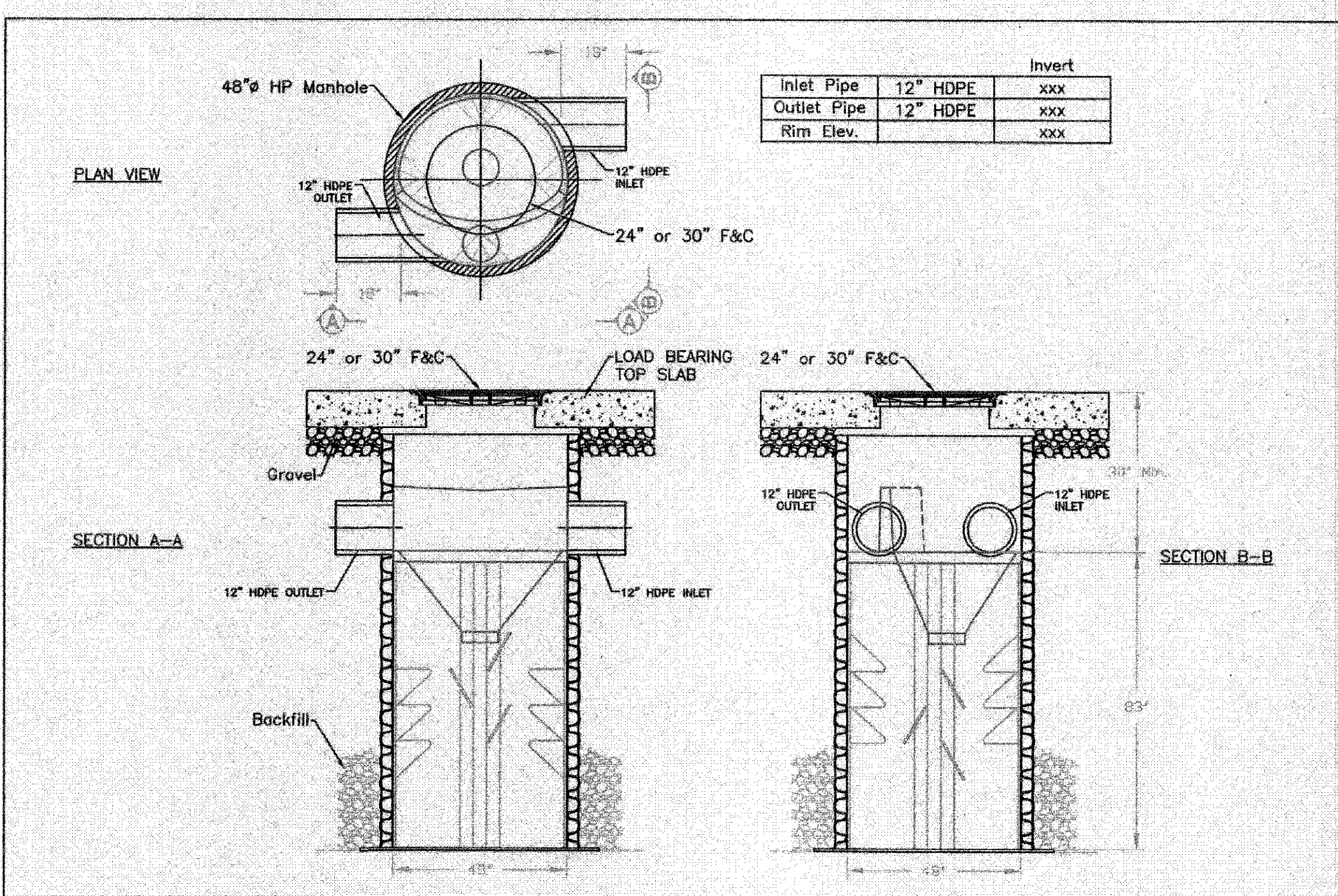


COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: Mulch
• A blend of coarse and fine compost and shredded wood.
• Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
• Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./f.t.)

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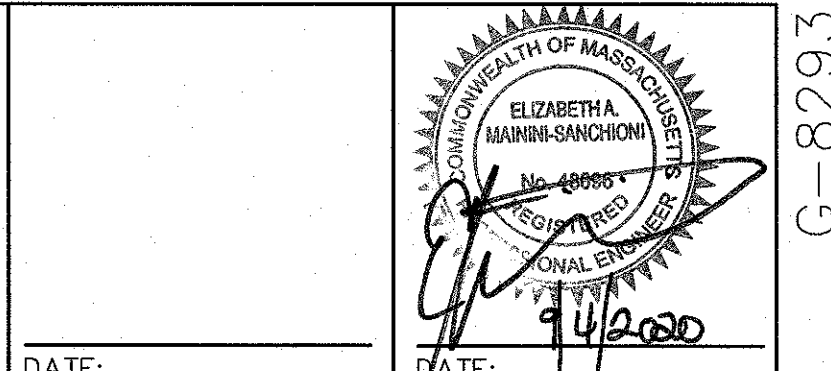


TYP. CONC. SIDEWALK DETAILS
N.T.S.



TREATMENT FLOW	1.25 GPM
PEAK FLOW	
MODEL NUMBER	84
DATE	7/20/17
DRAWN	ERH
CHECKED	PH
SCALE	N.T.S.

BARRACUDA S4 SYSTEM DETAIL



DATE: _____ DATE: 9/12/2020
APPROVED DATE: _____ PLANNING BOARD

SIGNATURE DATE: _____ BEING A MAJORITY
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OWNER
ROUTE 85 REALTY CORP.
P.O. BOX 444
MENDON, MA 01756

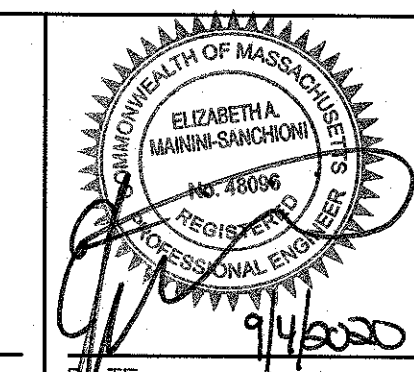
APPLICANT
ROUTE 85 REALTY CORP.
P.O. BOX 444
MENDON, MA 01756

26 BEAVER STREET

DETAIL SHEET
PLAN OF LAND
IN
MILFORD, MA
N.T.S.
DATE: MARCH 2, 2020

#	DATE	DESCRIPTION	INI
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2	6-29-20	ABUTTERS COMMENTS AND PARKING	JMN
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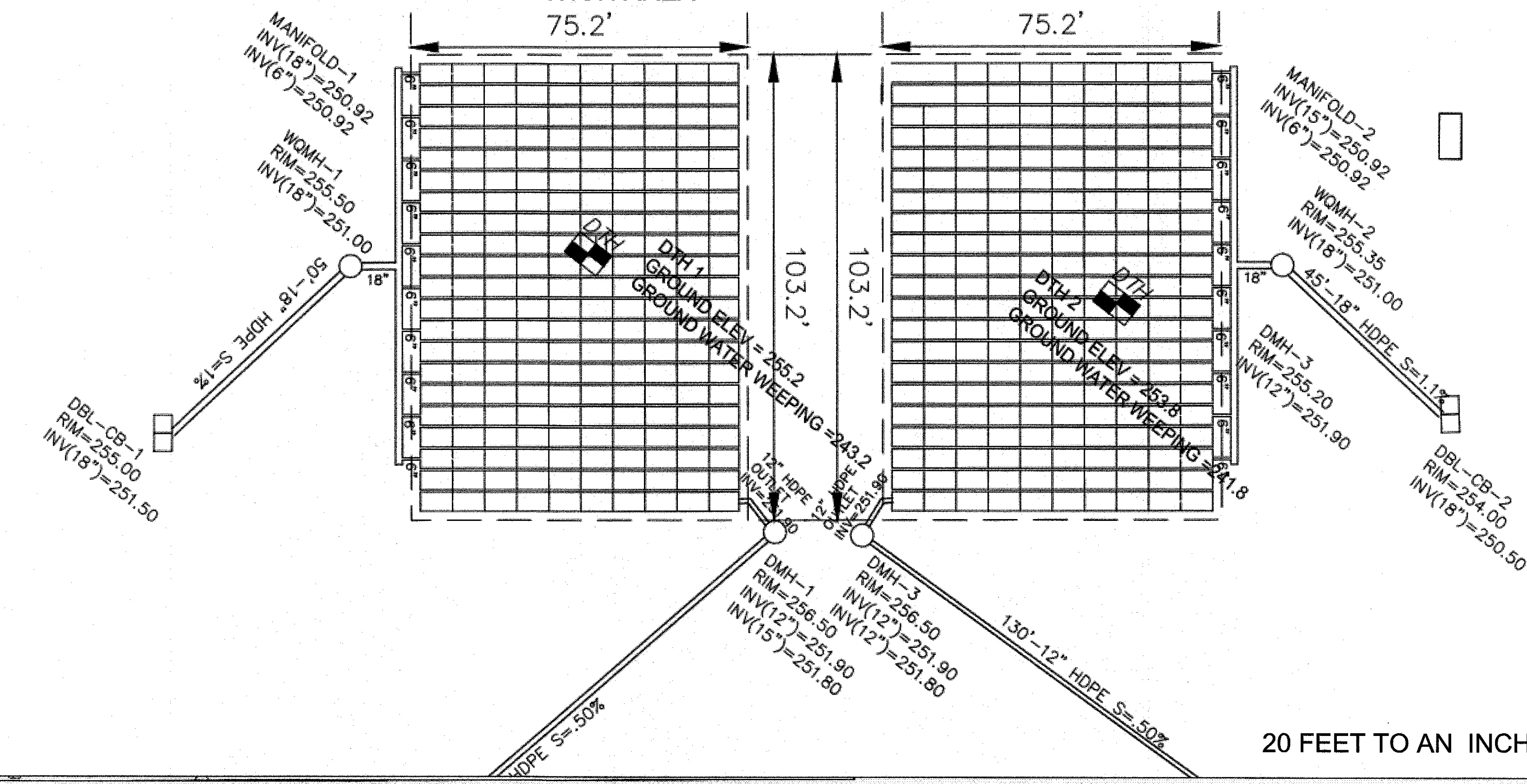
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PROPOSED 210 UNIT UNDERGROUND DETENTION AREA

PROPOSED 210 UNIT UNDERGROUND DETENTION AREA



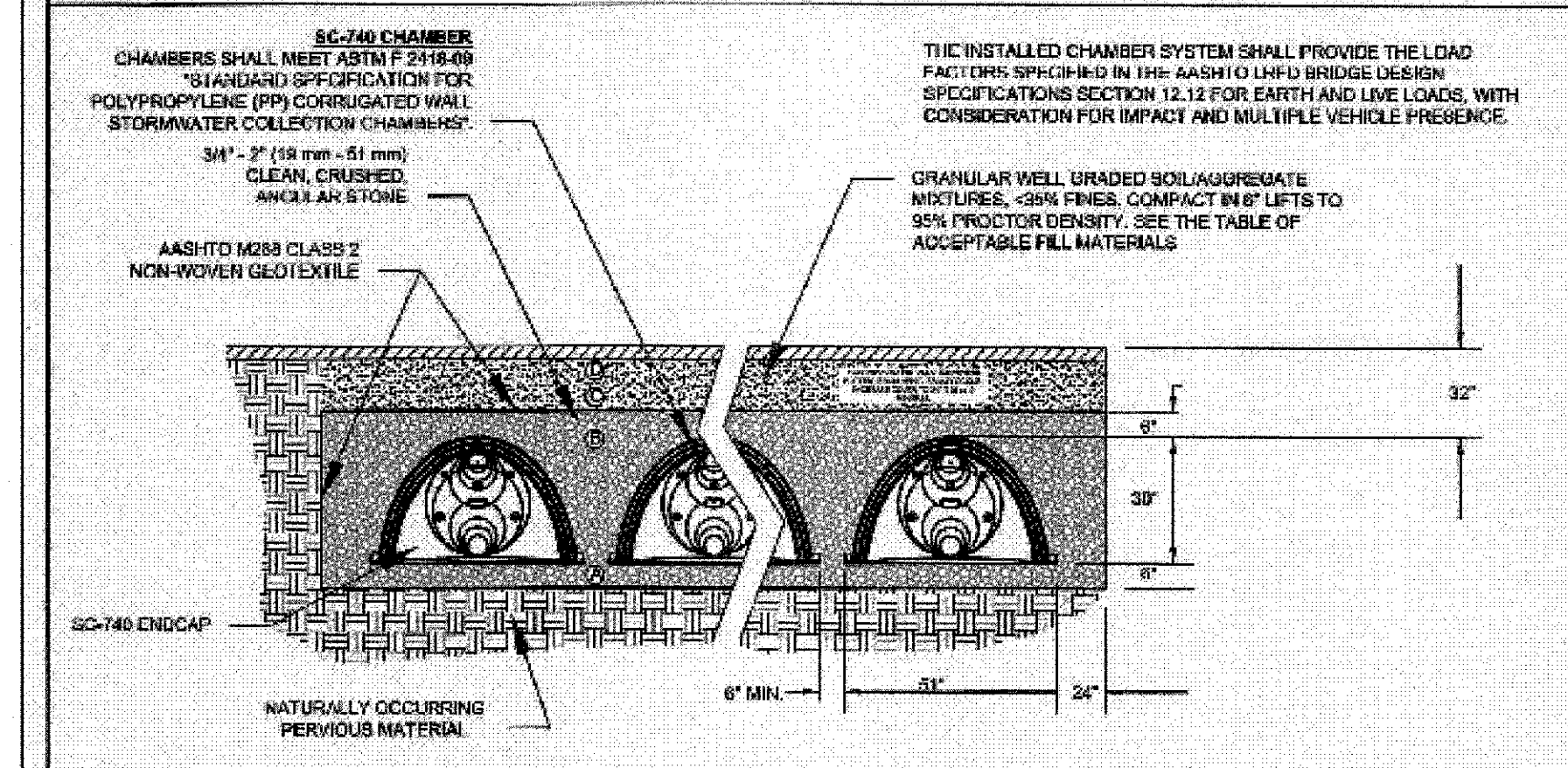
20 FEET TO AN INCH

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

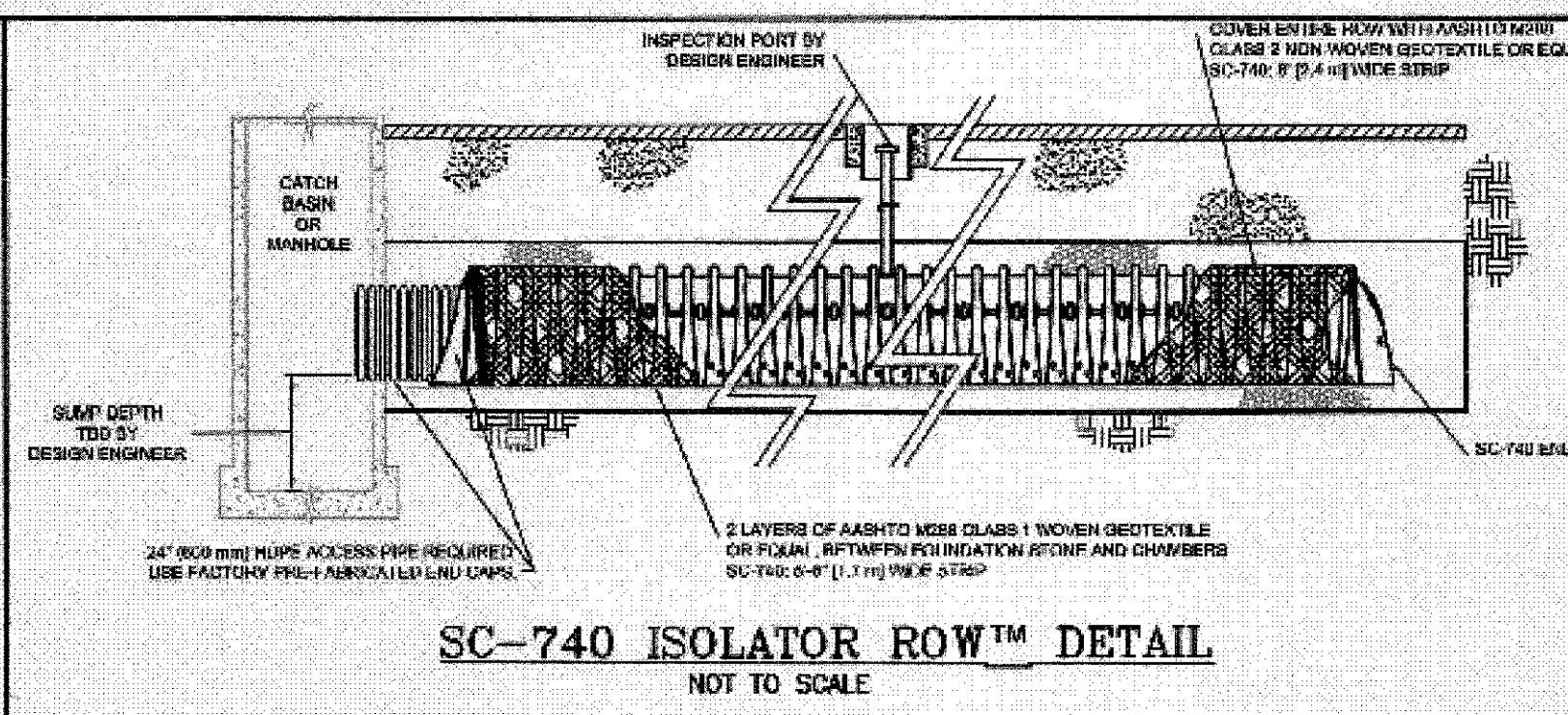
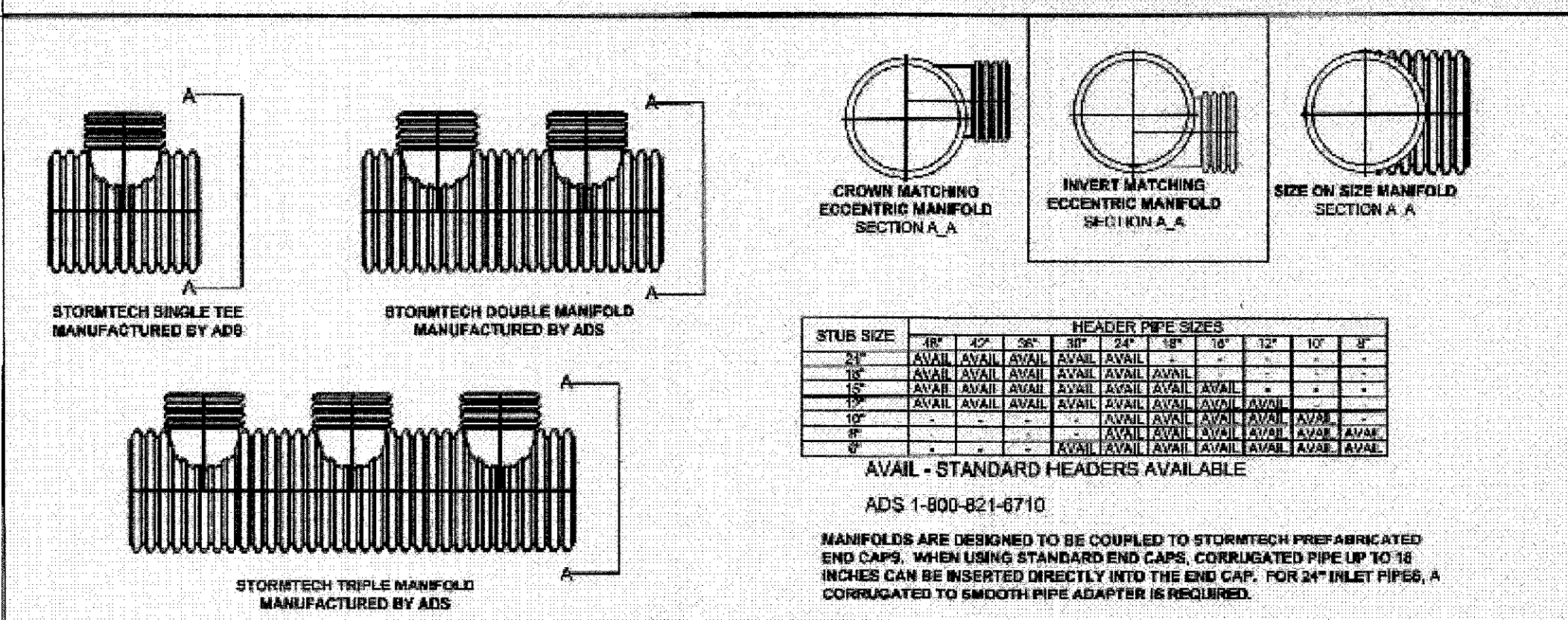
MATERIAL LOCATION	DESCRIPTION	AASHTO M288 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
1. ALL MATERIALS TO BE PLACED FROM THE TOP OF THIS LAYER TO THE BOTTOM OF THE NEXT LAYER SHALL BE COMPACTED TO THE DENSITY AND MOISTURE CONTENT SPECIFIED IN THIS TABLE.	ANY ACCEPTABLE NATURAL MATERIALS OR FOR THE USE OF PLANS OR SPECIFICATIONS FOR THE PROJECT.	4E1	95% RELATIVE COMPACTION TO A MINIMUM OF 1.10 g/cm ³ (66 lb/ft ³)
2. ALL MATERIALS TO BE PLACED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE NEXT LAYER SHALL BE COMPACTED TO THE DENSITY AND MOISTURE CONTENT SPECIFIED IN THIS TABLE.	ANY ACCEPTABLE NATURAL MATERIALS OR FOR THE USE OF PLANS OR SPECIFICATIONS FOR THE PROJECT.	4E1	95% RELATIVE COMPACTION TO A MINIMUM OF 1.10 g/cm ³ (66 lb/ft ³)
3. ALL MATERIALS TO BE PLACED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE NEXT LAYER SHALL BE COMPACTED TO THE DENSITY AND MOISTURE CONTENT SPECIFIED IN THIS TABLE.	ANY ACCEPTABLE NATURAL MATERIALS OR FOR THE USE OF PLANS OR SPECIFICATIONS FOR THE PROJECT.	4E1	95% RELATIVE COMPACTION TO A MINIMUM OF 1.10 g/cm ³ (66 lb/ft ³)
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PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR 4E1 STONE WOULD BE: 4E1, CLEAN, CRUSHED, ANGULAR, NO. 4, 1/2" MAX. SIZE.
 2. AS AN ALTERNATE TO PRODUCE TESTING AND FIELD DENSITY MEASUREMENTS, AN OPTIMUM SANDY FINE, ATOMIZED COMPACTION REQUIREMENTS ARE MET FOR 1.000 TON MATERIALS WHEN PLACED AND COMPACTED IN PLACE USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

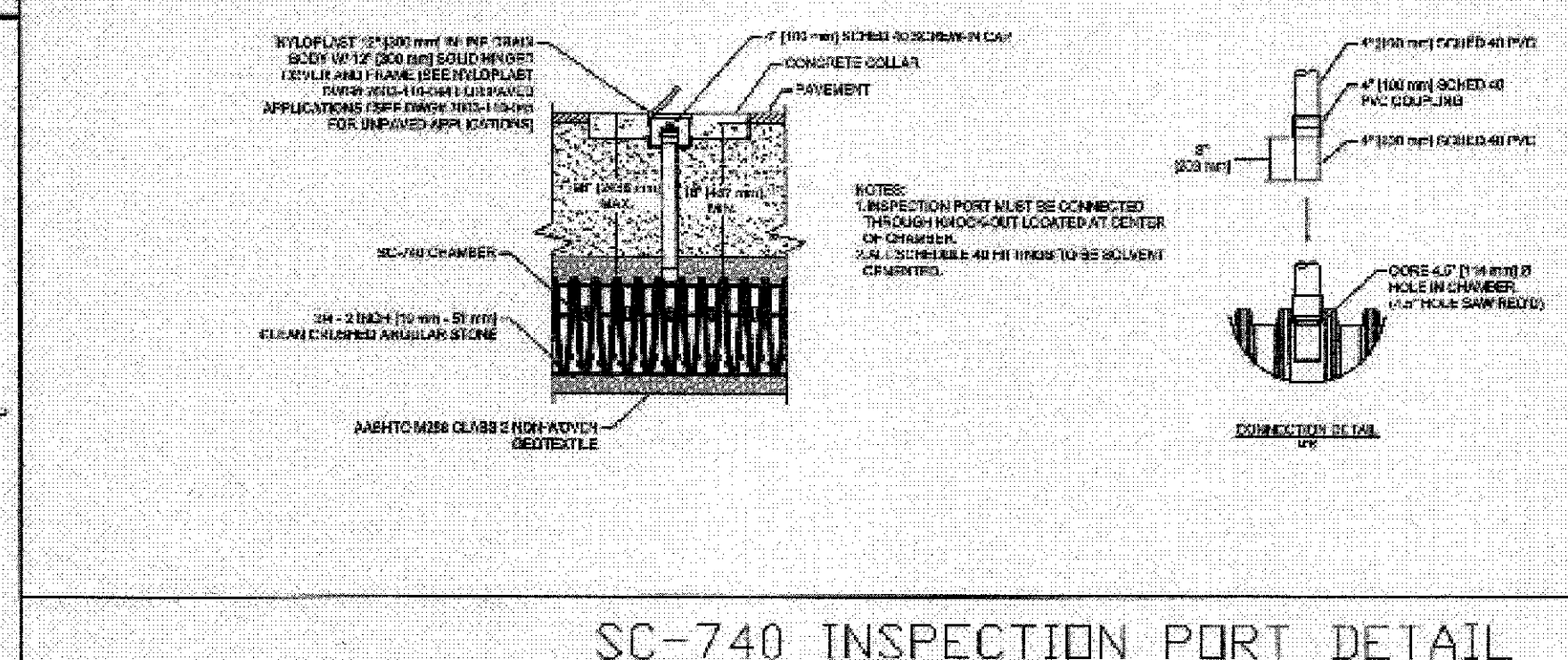
STORMTECH ACCEPTABLE FILL MATERIALS



SC-740 STANDARD CROSS SECTION

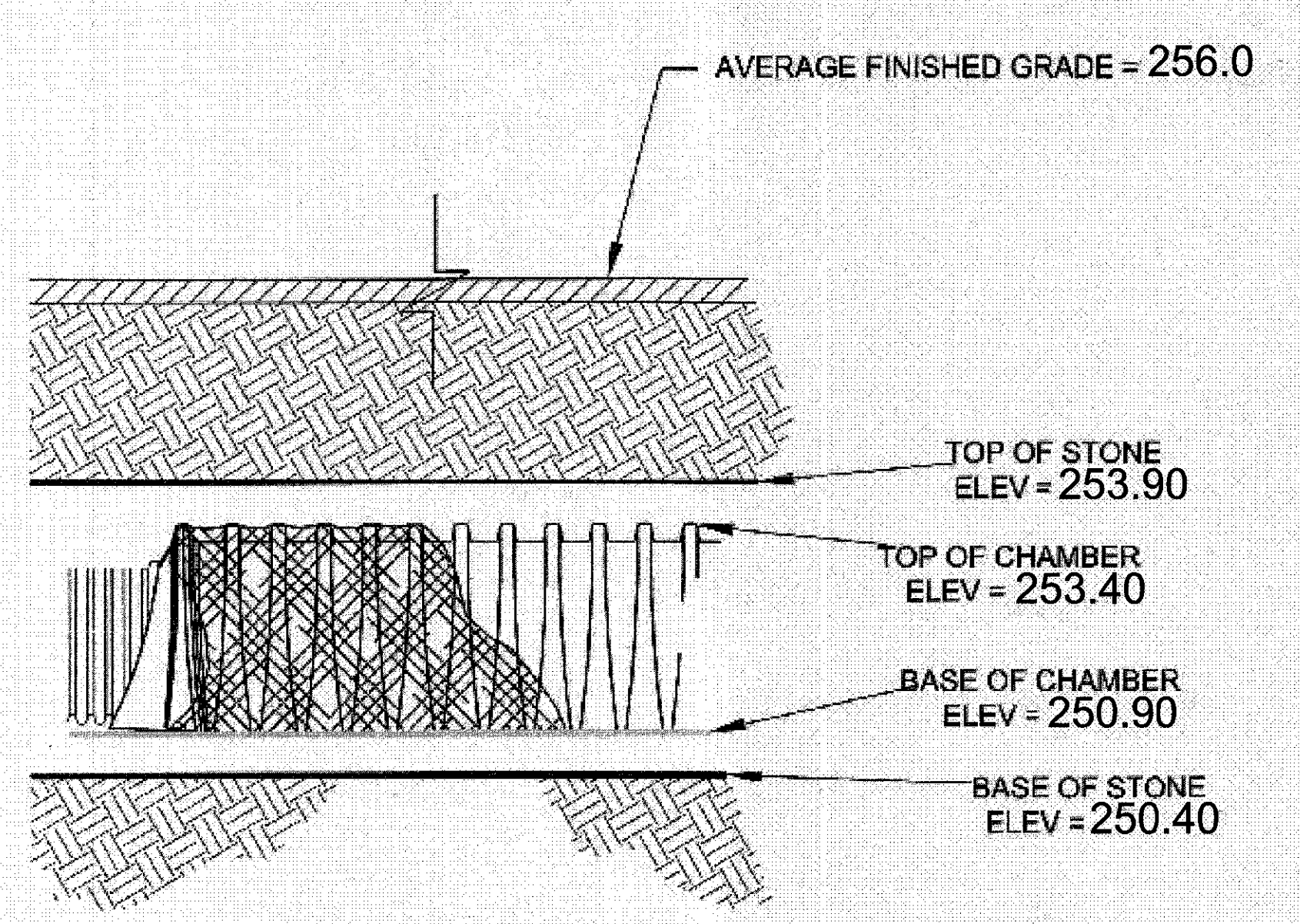


SC-740 ISOLATOR ROW™ DETAIL

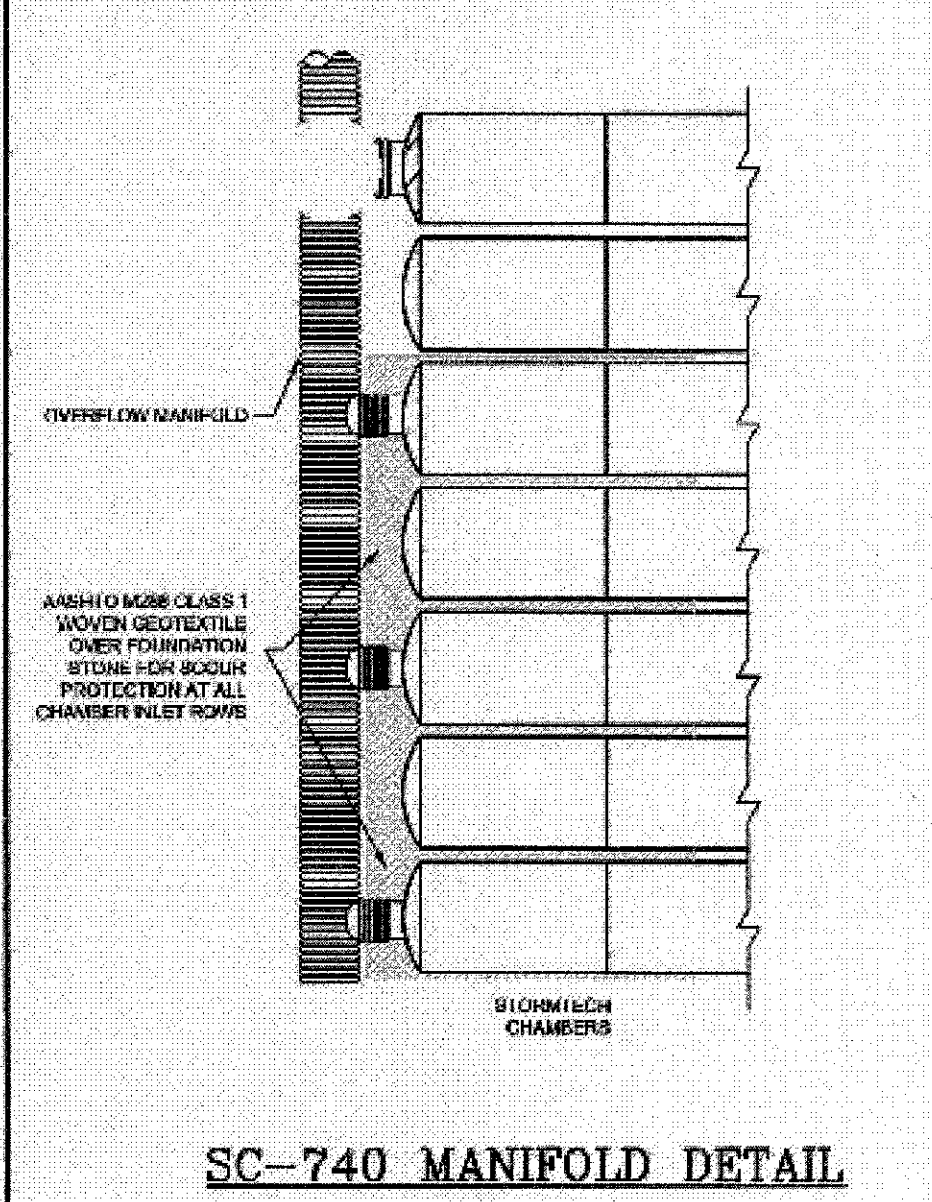


SC-740 INSPECTION PORT DETAIL

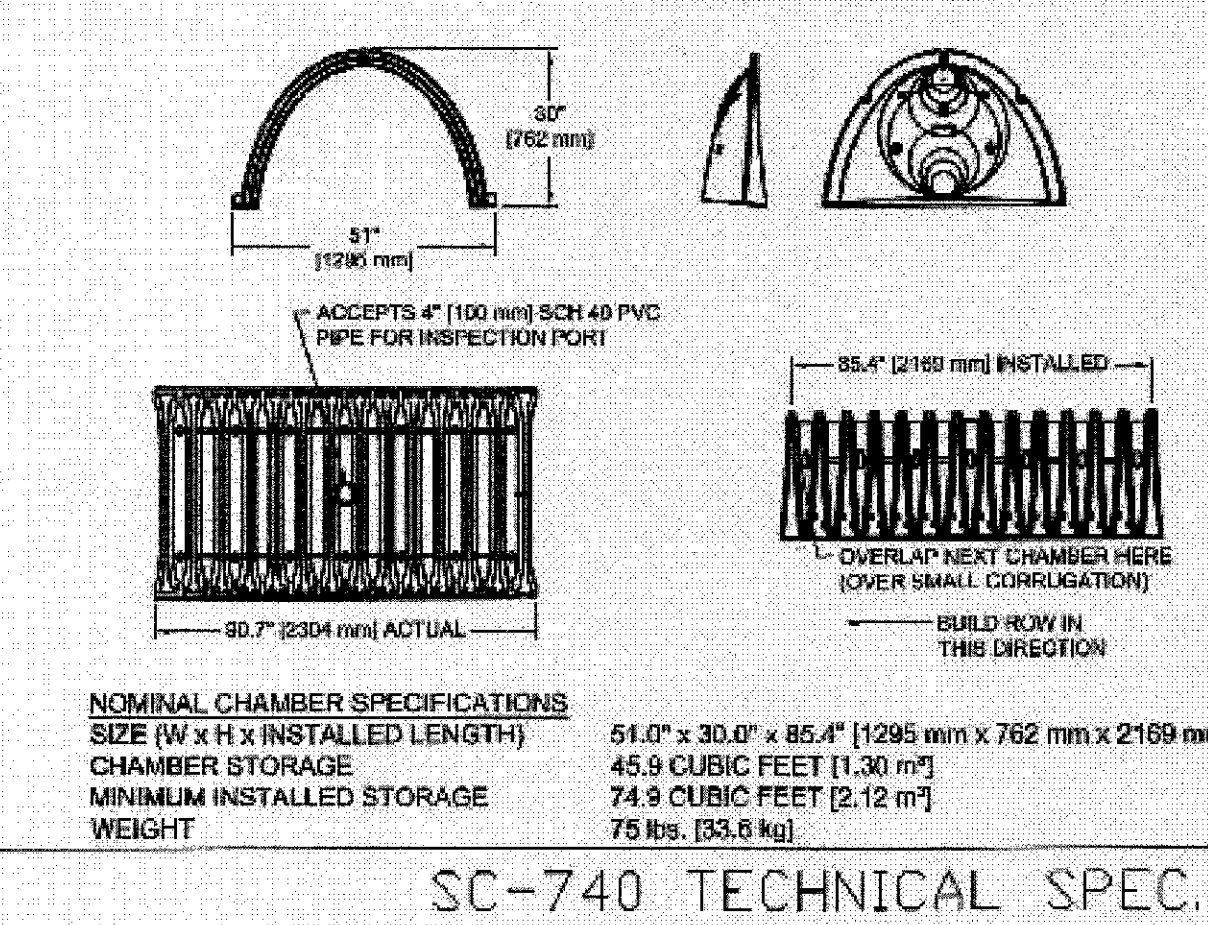
MANIFOLDS



SC-740 ELEVATIONS

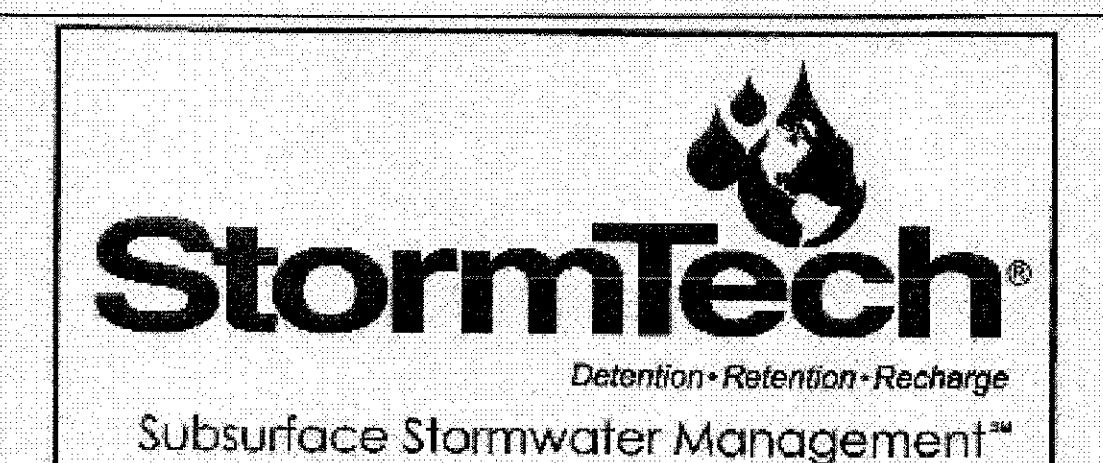


SC-740 MANIFOLD DETAIL



SC-740 TECHNICAL SPEC.

- ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
- THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2894 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
- CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.



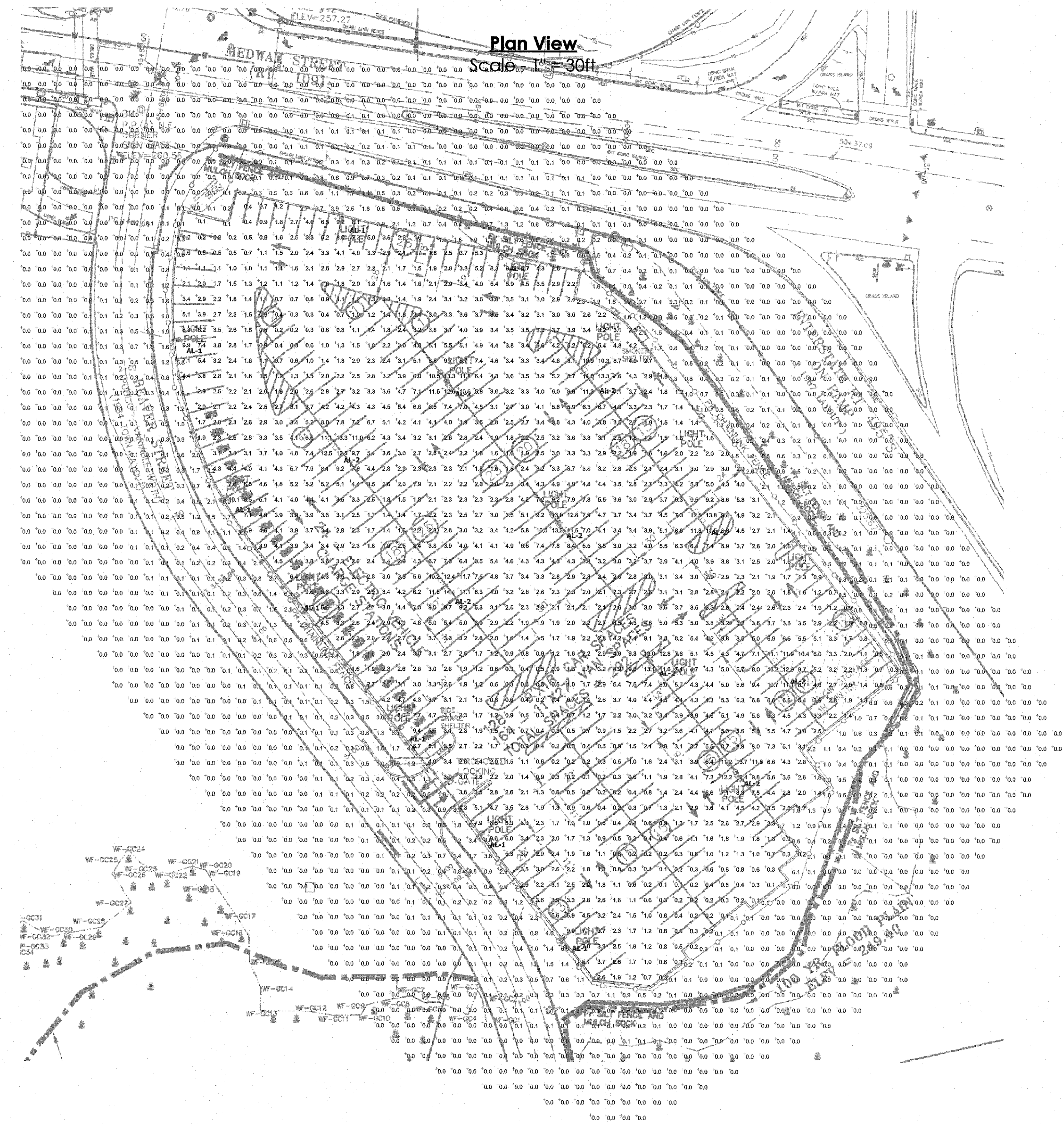
495 TRANSPORTATION TERMINAL II
 26 BEAVER STREET

DETAIL SHEET
 PLAN OF LAND
 IN
 MILFORD, MA

N.T.S.
 DATE: MARCH 2, 2020

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- NOTES:
- REFLECTANCES ASSUMED: SURFACE: 50
 - MOUNTING HEIGHTS: AL-1 @ 20'-0" AFG AL-2 @ 30'-0" AFG
 - TASK HEIGHT: AT GRADE
 - CALCULATION POINT SPACING: 15'X15' OC
 - EXTERIOR CALCULATION

DISCLAIMER:

- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Outer Perimeter	+	0.2 fc	8.8 fc	0.0 fc	N/A	N/A
Parking Lot	+	3.5 fc	14.4 fc	0.1 fc	144.0:1	35.0:1



SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	# OF LAMPS	LUMENS PER LAMP	LLF	WATTAGE
□	AL-1	8	Lithonia Lighting	RSX2 LED P3 40K R4 **SINGLE HEAD @ 90° MOUNTED @ 20'-0" AFG**	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution	LED	1	22020	0.9	149.98
□	AL-2	9	Lithonia Lighting	RSX2 LED P3 40K R4 **DOUBLE HEAD @ 180° MOUNTED @ 30'-0" AFG**	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution	LED	1	22020	0.9	299.96

Beaver St Site
08-19-2020

Designer: Robert J. Lindstrom
Date: 11/2/2020
Scale: Not to Scale
Drawing No.
Summary