

January 28, 2019

Thomas Friedlander, Chairman
Sudbury Conservation Commission
Department of Public Works Building
275 Old Lancaster Road
Sudbury, MA 01776

Via: FedEx

Reference: Certificate of Completion and Project Update
Maple Meadows Condominiums
35 Maple Avenue
Sudbury, Massachusetts
Project No. 301-1008.00

Dear Mr. Friedlander and Members of the Commission:

At our last hearing before the Commission, it was our understanding that upon recording of the new Order of Conditions (OOC) DEP File # 301-1243, the Commission would issue a Certificate of Compliance (COC) for the OOC's that have expired. Attached please find proof of recording for the OOC DEP File # 301-1243.

Paul Finger Associates (PFA) respectfully submits this Request for a Certificate of Compliance for the Orders of Conditions DEP File No. 301-0838 issued March 30, 2004 and DEP File# 301-1035 issued on April 4, 2010 for projects located at 35 Maple Avenue, Sudbury, Massachusetts. This request is submitted pursuant to the Massachusetts Wetlands Protection Act (the "Act") and implementing regulations (310 CMR 10.00). The projects governed by DEP File No. 301-0838 & 301-1035 were both completed in accordance with the associated plans except for the maintenance of the meadow which is now covered in the new OOC issued and on file in the Registry of Deeds.

Accordingly, this is to respectfully request that the Conservation Commission approve the enclosed Requests for Certificate of Compliance WPA Form 8A for DEP File No. 301-0838 and 301-1035, certifying that "the work regulated by the referenced Order of Conditions has been satisfactorily completed", and issue the appropriate Certificate of Compliance.

Also attached for the Commission's files are the resumes of Kevin Hartzell from SWCA who has been retained as the Environmental Monitor and Christin McDonough also employed by SWCA who will undertake the wildlife habitat assessment.

As an update on the project, Bernstein Markers have been set on the site to delineate the edge of the conservation restriction, the septic easement and property boundary. A plan showing the locations of these bounds is attached.

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Page 2 of 2

Lastly, with the cold weather setting in, we anticipate that the first phase of the meadow maintenance will take place. We will continue to keep the Commission up to date as the work progresses.

Should you have any questions regarding this matter or require additional information, please contact us at (781) 647-4900. We thank you for your consideration of this request.

Very truly yours,
PAUL FINGER ASSOCIATES, INC.



Paul Finger, RLA
President

Enclosures: WPA Form 8A
cc: Mark Varga, Maple Meadows Condominiums
Kevin Hartzell, SWCA
File

H:\FDA\PFPA Project Data\301-1008.00 Maple Meadows\Documents\Letters\301-1008.00_LT03_35 Maple Ave RCOC 301-0838
Cover letter 2019-01-28.doc.docx

PAUL FINGER ASSOCIATES



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Maple Meadows Condominiums

Name

35 Maple Avenue

Mailing Address

Sudbury

City/Town

MA

State

01776

Zip Code

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Linbrook Properties

Applicant

March 30, 2004

Dated

301-0838

DEP File Number

3. The project site is located at:

35 Maple Avenue

Street Address

K08-0020

Assessors Map/Plat Number

Sudbury

City/Town

20

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Maple Ave LLC

Property Owner (if different)

Middlesex South

County

45107

Book

581

Page

Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information

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Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Maple Meadows Condominiums

Name

35 Maple Avenue

Mailing Address

Sudbury

City/Town

MA

State

01776

Zip Code

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Maple Meadows LLC

Applicant

April 7, 2010

Dated

301-1035

DEP File Number

3. The project site is located at:

35 Maple Avenue

Street Address

K08-0020

Assessors Map/Plat Number

Sudbury

City/Town

20

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Maple Meadows LLC

Property Owner (if different)

Middlesex South

County

54641

Book

79

Page

Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

301-

MassDEP File #

eDEP Transaction #

Sudbury

City/Town

G. Recording Information

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

Conservation Commission

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

To:

Sudbury Conservation Commission
Conservation Commission

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

35 Maple Avenue

Project Location

301-1243

MassDEP File Number

Has been recorded at the Registry of Deeds of:

See Cover Sheet

County

Book

Page

for:

Property Owner

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

Book

Page

In accordance with the Order of Conditions issued on:

Date

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

Instrument Number

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

Document Number

Signature of Applicant

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 189445
Document Type	: ORD
Recorded Date	: December 13, 2018
Recorded Time	: 11:05:33 AM
Recorded Book and Page	: 72002 / 335
Number of Pages(including cover sheet)	: 18
Receipt Number	: 2277744
Recording Fee	: \$75.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



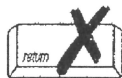
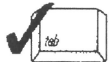
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 301-1243
 MassDEP File # _____
 eDEP Transaction # _____
 Sudbury
 City/Town

A. General Information

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

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



1. From: Town of Sudbury
 Conservation Commission

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

3. To: Applicant:

Mark Vargo
 a. First Name b. Last Name
Maple Meadows Condominiums
 c. Organization
35 Maple Ave.
 d. Mailing Address
Sudbury MA 01776
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

_____ _____
 a. First Name b. Last Name

 c. Organization

 d. Mailing Address
_____ _____ _____
 e. City/Town f. State g. Zip Code

5. Project Location:

35 Maple Ave. Sudbury
 a. Street Address b. City/Town
K08-0020 20
 c. Assessors Map/Plat Number d. Parcel/Lot Number
 Latitude and Longitude, if known: 42d358m024s -71d417m686s
 d. Latitude e. Longitude



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

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Sudbury

City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Southern Middlesex

a. County

04952

b. Certificate Number (if registered land)

146 291

~~24964~~

c. Book

51552

d. Page 44

7. Dates: 10/08/2018 11/5/2018 11/20/2018

a. Date Notice of Intent Filed

b. Date Public Hearing Closed

c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Maple Meadows Plans L-1.0 to L-2.2

a. Plan Title

Paul Finger Associates

b. Prepared By

10/06/2018

1"=100"

d. Final Revision Date

e. Scale

Restoration Plan

10/05/2018

f. Additional Plan or Document Title

g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a. Public Water Supply b. Land Containing Shellfish c. Prevention of Pollution
d. Private Water Supply e. Fisheries f. Protection of Wildlife Habitat
g. Groundwater Supply h. Storm Damage Prevention i. Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

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MassDEP File #

eDEP Transaction #

Sudbury

City/Town

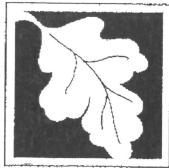
B. Findings (cont.)

Denied because:

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

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

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	_____ a. linear feet	_____ b. linear feet	_____ c. linear feet	_____ d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ a. square feet _____ e. c/y dredged	_____ b. square feet _____ f. c/y dredged	_____ c. square feet	_____ d. square feet
7. <input type="checkbox"/> Bordering Land Subject to Flooding	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
Cubic Feet Flood Storage	_____ e. cubic feet	_____ f. cubic feet	_____ g. cubic feet	_____ h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	_____ a. square feet	_____ b. square feet		
Cubic Feet Flood Storage	_____ c. cubic feet	_____ d. cubic feet	_____ e. cubic feet	_____ f. cubic feet
9. <input checked="" type="checkbox"/> Riverfront Area	7000 _____ a. total sq. feet	4700 _____ b. total sq. feet	2300sf- restoration	_____ f. square feet
Sq ft within 100 ft	_____ c. square feet	_____ d. square feet		
Sq ft between 100-200 ft	4700 _____ g. square feet	4700 _____ h. square feet	_____ i. square feet	_____ j. square feet



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Provided by MassDEP:

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B. Findings (cont.)

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

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



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WPA Form 5 – Order of Conditions

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Provided by MassDEP:

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B. Findings (cont.)

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

23. Restoration/Enhancement *:

a. square feet of BWV

b. square feet of salt marsh

24. Stream Crossing(s):

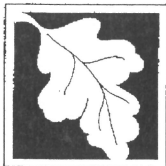
a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

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



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WPA Form 5 – Order of Conditions

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Provided by MassDEP:

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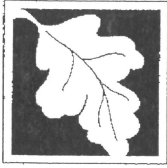
City/Town

C. General Conditions Under Massachusetts Wetlands Protection Act

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

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

"File Number 301-1243 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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

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

Provided by MassDEP:

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

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

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

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



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Sudbury

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

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

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

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

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

301-1243

MassDEP File #

eDEP Transaction #

Sudbury

City/Town

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

- g) The responsible party shall:
 1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:

301-1243

MassDEP File #

eDEP Transaction #

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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No

2. The Sudbury Conservation Commission hereby finds (check one that applies):

a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Sudbury Wetlands Administration Bylaw

XXII

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See attached special conditions

**ORDER OF CONDITIONS- WETLANDS PROTECTION ACT (M.G.L. Chapter 131 s. 40) and
Sudbury Wetlands Administration Bylaw
DEP FILE #301-1243
35 Maple Ave., Maple Meadows
Applicant: Mark Vargo for Maple Meadows Condominiums**

Nov. 5, 2018

The Sudbury Conservation Commission hereby finds that the following conditions are necessary, in accordance with the Performance Standards set forth in the Wetlands Protection Act (WPA) and the Sudbury Wetlands Administration Bylaw, and the corresponding regulations of both, to protect those interests of these laws and regulations. To aid in implementation, compliance, and enforcement the specific conditions are divided into several broad categories for reference.

The Sudbury Conservation Commission orders that all work shall be performed in accordance with said conditions and with the Notice of Intent. To the extent that the following conditions modify or differ from the plans, specifications or other proposals submitted with the Notice of Intent, the conditions shall control.

SPECIAL CONDITIONS:

Findings:

The Notice of Intent was filed for the restoration of a native species meadow area required under DEP #301-0838, and DEP File #301-1035, and subject to a perpetuity Conservation Restriction recorded Book 50748, page 398. The Commission finds that the following resource areas are located on this site:

- bordering vegetated wetlands
- riverfront
- bordering land subject to flooding
- upland resource area (100' buffer zone in WPA)

This Order provides the permit necessary for the property owner to complete the mitigation of the condominium development project previously approved to comply with Section 10.58 (5) of the Wetland Regulations that allows redevelopment if there is an improvement over existing conditions of the capacity of the riverfront area to protect the interests of the Act. A total of 7000 sq. ft. of lawn area was established within the riverfront area and of which 2,300 sq. ft. was in the conservation restricted area. The lawn area within the Conservation Restriction will be removed and allowed to transition to a meadow condition leaving approximately 4,700 sq. ft. of lawn to remain in the Riverfront. In addition, a small driveway encroachment is within the Riverfront on the property of 35 Maple Ave. for the benefit of 54 Maple Ave. through an easement. This encroachment will also be allowed to remain.

The Notice of Intent includes a Meadow Operation and Maintenance Plan by SWCA Environmental Consultants. The goal of this Five-Year Plan is the establishment, operation and maintenance of the meadow within the five years to get it to the point of consisting of native plant species that can be maintained by one or twice a year mowing after the five years.

Because of the Five-Year Plan, the Commission is permitting this Order of Conditions to be valid for five years in accordance with 310 CMR 10.05(6)(d).

This Order also provides for a study for wildlife habitat protection and enhancement for the purpose of developing a plan for protect turtle and bluebird habitat. The applicant shall engage a qualified professional for the wildlife study, who will be approved by the Commission. Scope of work of the study shall be presented to the Commission for review and approval. Funds could also be available for habitat enhancement for other species as well as for educational components, seasonal area closures, etc. The total sum of \$6,000 was offered for study and preparation of a report with recommendations on habitat

and enhancement work. The report should also establish sensitive timeframes to avoid mowing and heavy machinery during breeding seasons. The Meadow Funding for the plan will be as follows, \$3,000 by 35 Maple Ave. under DEP file # 301-1243 and \$3,000 under DEP File# 301-1242.

The Commission's approval of work associated with the correction of violations is contingent upon strict adherence to the Special Conditions in this Order, including the viable establishment of the native species meadow restoration area.

I. CONDITIONS IN PERPETUITY:

The following conditions shall be recorded at the Registry of Deeds as part of this Order of Conditions and shall continue in perpetuity and be included on the Certificate of Compliance. Owners of this property shall be made aware of restrictions in perpetuity on the activities allowed on this property. If the property owner has good cause to request an amendment to the conditions in perpetuity, he/she shall have the right to make a request for an amendment to the issuing authority. If, in the judgment of the issuing authority, the proposed activities will not detrimentally impact the wetland resource area functions, this Order, or the Certificate of Compliance shall be amended.

- a. Wetlands are located on this property that are subject of the Massachusetts Protection Act (Chapter 131, section 40) and the Sudbury Wetlands Administration Bylaw. Any work within a wetland resource area (including the riverfront area) or within 100' of a wetland resource area requires review and approval by the Sudbury Conservation Commission prior to the commencement of such work
- b. No pesticides or herbicides are allowed within a wetland resource area (including the riverfront area) or within 100' of a wetland resource area.
- c. The applicant shall install and maintain approximately 25 survey markers at the property line of the private single-family residences and Maple Meadows property; survey markers identifying the Deed Restricted septic area, and survey markers embossed to identify them as the Conservation Restriction area at the CR boundaries that are not underwater.
- d. Fertilization of lawn and landscaped areas can be a significant source of excess nutrient loading in adjoining water bodies. No fertilization or pesticide/herbicide application is permitted in any wetland resource area, including the riverfront area, without prior written permission of the Conservation Commission.
- e. All plantings shall be native plants found on the Conservation Commission's approved plant list. All invasive species of plants must be removed from the property by methods other than chemical means prior to the issuance of the Certificate of Compliance. This condition shall be included in the Certificate of Compliance for continued removal of invasive plants.

II. GENERAL PROJECT CONDITIONS:

These conditions apply to all projects permitted by the Sudbury Conservation Commission. They shall remain in force until issuance of a Certificate of Compliance by the Commission. A violation of any of these conditions shall constitute reason for enforcement action by the issuing authority:

- a. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
- b. This Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.

- c. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, by-laws, or regulations.
- d. The work authorized hereunder shall be completed within FIVE years from the date of issuance of this Order unless the time for completion has been extended by vote of the Commission, at least thirty days prior to the expiration date of this Order, to a specified date up to one year from the date of issuance and both that date and the special circumstances warranting the extended time period are approved by the Commission. In determining whether or not to grant an Extension Permit, the Sudbury Conservation Commission shall review and apply the criteria for extensions of time as set forth in the Regulations.
- e. Any fill used in connection with this project shall be clean fill, containing no trash, refuse, rubbish or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles or parts of any of the foregoing.
- f. No work shall be undertaken until the Final Order has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, the final Order shall also be noted on the Land Court Certificate of title of the owner of the land upon which the proposed work is to be done.

The recording information shall be submitted to the Commission on the form at the end of the Order, or other form acceptable to the Commission, within thirty days of the issuance of this Order or prior to the start of construction, whichever is sooner.
- g. Upon completion of the work described therein, the applicant shall forthwith request in writing that a Certificate of Compliance be issued stating that the work has been satisfactorily completed.
- h. The work shall conform to the plans and special conditions incorporated in this document.
- i. All work must conform to the plans referenced, the Notice of Intent, and this Order of Conditions. In case of conflict, the requirements in this Order shall prevail.
- j. No spoils of construction, construction material, or equipment shall be stored, placed or operated in the wetland resource areas or the wetland buffer zone except as permitted by this Order.
- k. The project engineer, contractors, and all subcontractors must be informed of the conditions in this Order.
- l. A copy of this Order of Conditions and the referenced plans, must be available at all times at the construction site for reference.
- m. The applicant is held responsible for compliance with this Order of Conditions. The Sudbury Conservation Commission shall be notified, in writing, within forty-eight hours of any transfers of title on this property.
- n. This Order of Conditions shall apply to any successor in control, or successor in interest, of the property described in the Notice of Intent and accompanying plans.
- o. The area subject to alteration under this Order must be maintained in such a manner as to prevent any debris or refuse from entering the wetland resource area.
- p. Used petroleum products from the operation or maintenance of construction equipment shall be collected and disposed of off-site immediately in a manner consistent with all local, state and federal regulations.

- q. Members and agents of the Sudbury Conservation Commission shall have the right to enter and inspect the property to evaluate compliance with the conditions stated in this Order.
- r. Equipment shall be stored in such a manner so no pollutants are introduced into any wetland resource areas, or the 100' wetland buffer zone.
- s. No additional work, including the installation of in-ground sprinkler systems, not shown on the referenced plans is permitted within the jurisdictional areas on this lot.
- t. No equipment refueling may occur within a wetland or upland resource area.
- u. The applicant shall engage a qualified Environmental Monitor, approved by the Commission, to oversee the invasive plant species removal and meadow restoration process, including monitoring of the site and reporting the annual status of the project until a Certificate of Compliance is issued. **The name and contact number of the EM shall be submitted to the Commission on or before the commencement of any site activity.**
- v. All timeframes for meadow reestablishment and invasive species management shall be in accordance with the recommended timeframes for performance stated in the SWCA Plan, Sections 2.0 and 3.0, except that the timeframes shall be adjusted to avoid mowing and heavy machinery during breeding seasons as identified in the Wildlife Study required by this Order. **Scope of work of the study shall be presented to the Commission for review and approval.**
- w. A written report shall be submitted to the Commission annually by the Environmental Monitor at the end each year's growing season. The report shall describe in detail the work accomplished, adherence to timeframes for performance, and the current state of the meadow.

III. EROSION, SEDIMENTATION, STABILIZATION CONDITIONS

- a. There shall be no disturbance beyond the limits of activities permitted as part of this Order.
- b. It is the applicant's responsibility to take appropriate measures, as necessary, to control sedimentation into the wetland resource areas.
- c. No wood chips or bark mulch are to be used for permanent stabilization of slopes within 100' of a wetland resource area.

IV. PLAN MODIFICATIONS:

- a. Any modifications or revisions to the plans referenced, or any new plans, must be submitted to the Commission for review and a determination as to whether a new Notice of Intent is required. If this procedure is not followed, this Order may be amended. No additional work not specifically allowed by this Order shall be accomplished on the site without the approval of the Sudbury Conservation Commission and the appropriate new filings or amendment requests are approved.
- b. The Commission reserves the right to require the filing of a new Notice of Intent for any plan changes or submittals for activities that fall under the jurisdiction of the Sudbury Wetlands Administrative Bylaw and the State Wetlands Protection Act.
- c. No additional new disturbance of a resource area, as defined in the Sudbury Wetlands Administration Bylaw (including the 100' upland resource area) and its regulations, or the Wetlands Protection Act and its

corresponding regulations, not covered by this Order of Conditions, shall be permitted on this site until a determination has been made by the Commission as to whether a new Notice of Intent is required, and the new work or disturbance is incorporated into a new or amended Order of Conditions. Destruction of unnecessary trees or other vegetation, or the spilling or leaking of fluids shall be considered ground to halt the project and require remediation prior to any additional testing, or any other activity, on the site.

d. Should the Sudbury Conservation Commission become aware of work on site being accomplished that was not approved as part of the Order of Conditions or subsequent amendments, the Commission reserves the right to require a new Notice of Intent. The plan filed with the new Notice of Intent must be based on an interim as-built plan prepared by a registered engineer. The new Notice must provide a detailed description of the discrepancies between the approved plan and the site conditions to date. The Commission reserves the right to require as part of the interim as-built plan, but not be limited to requiring, new topography survey, and details of all disturbance within the wetland resource and the 100' wetland buffer zone.

V. CERTIFICATE OF COMPLIANCE REQUIREMENTS:

a. Following completion of invasive plant species removal and meadow reestablishment, a written report shall be submitted to the Commission at the same time as a written request for a Certificate of Compliance and shall specify how the completed activity complies with the plan and this Order. Successful reestablishment will be achieved if the meadow is viable and does not contain any invasive plant species after completion of the Five-Year Operation & Maintenance Plan and the meadow is established with 90% target meadow species after four growing seasons.

In addition, a final property plan shall be provided showing the location of the boundary markers.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:
301-1243
MassDEP File #

eDEP Transaction #
Sudbury
City/Town

E. Signatures

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

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

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

NOV 20, 2018

1. Date of Issuance

7
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Charles Russo

Kathleen Rogers

Richard Morse

[Signature]

[Signature]

MARK SEVER

DAVE HERTZ

by hand delivery on

by certified mail, return receipt requested, on

Date

Date

NOV 20, 2018

F. Appeals

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:
301-

MassDEP File #

eDEP Transaction #

Sudbury
City/Town

G. Recording Information

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

Conservation Commission

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

To:

Conservation Commission

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

35 Maple Avenue
Project Location

301-1243
MassDEP File Number

Has been recorded at the Registry of Deeds of:

See Cover Sheet
County

Book

Page

for: Property Owner

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

Book

Page

In accordance with the Order of Conditions issued on:

Date

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

Instrument Number

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

Document Number

Signature of Applicant

KEVIN HARTZELL, M.L.A., M.R.P., LANDSCAPE DESIGNER

Mr. Hartzell is an Ecological Landscape Designer and Environmental Technician at SWCA. His approach to landscape design and ecological restoration is rooted in landscape ecology and landscape function. He holds a dual Masters of Landscape Architecture and Regional Planning (M.L.A./ M.R.P.) degree, and a B.S. in Agriculture. This broad background allows him to be effective in a range of settings and tasks. His multidisciplinary role with SWCA includes developing landscape design and plans, supporting the natural resources staff to develop federal, state and local environmental permit documents, and working with SWCA's ecological restoration staff implementing restoration strategies in the field.

YEARS OF EXPERIENCE

9

EXPERTISE

Ecological design
 Geographic Information Systems (GIS)
 Wetland mitigation
 Replication Design
 Wetland restoration
 Wetland Construction and Restoration
 Landscape Design and Construction

EDUCATION

M.L.A., Landscape Architecture; University of Massachusetts Amherst, Amherst, Massachusetts; 2016
 M.R.P., Regional Planning; University of Massachusetts Amherst, Amherst, Massachusetts; 2016
 B.S., Agriculture f: Turfgrass Science; Ohio State University, Columbus, Ohio; 2005

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

AF&F Site - Construction Oversight; Sanborn, Head & Associates, Inc.; Colrain, Franklin County, Massachusetts. Provided design, permitting and construction oversight and post construction monitoring services related to a wetland mitigation in slopes stabilization along the banks of the North River. The failed slope along the North River was eroded following Hurricane Irene leaving an upgrading contaminated site at risk of being exposed. Our design incorporated the use of stone veins and root wads with in the North River to deflect the rivers velocities into the center of the channel and away from the tow of the eroding slope. *Role: Environmental Specialist. Provided design support, construction oversight, and post construction monitoring and evaluation for the design and restoration of an important cold water river and its riparian zone.*

Oak Bluffs, Beach Road Bridge Replacement; Middlesex Corporation; Oak Bluffs, Dukes County, Massachusetts. SWCA provided a variety of ecological restoration services and environmental consulting services, in association with the MassDOT drawbridge replacement project on Beach Road in Oak Bluffs, Massachusetts. Services included salt marsh restoration construction monitoring and planting services, coir fiber roll installation service, landscape plant installation and the provision of a stormwater pollution prevention plan. In addition SWCA performed eel grass restoration planting and subsequent monitoring of the restoration area. *Role: Environmental Technician. Provided construction oversight and construction support as a field technician and equipment operator for the implementation of a salt marsh restoration plan and associated landscape plantings.*

Connecticut River Erosion Monitoring 2017; FirstLight Power Resources Services, LLC; Northfield, Franklin County, Massachusetts. Monitor bank erosion and vegetation establishment on restored riverbanks on the Connecticut River. File end of year report and Certificate of Compliance *Role: Environmental Specialist. Completed the design for stream bank stabilization and restoration.*

***Scenic Hudson's Long Dock Park; NGM Insurance Company; Beacon, New York.** Provided consulting and third party review at the award winning Long Dock Park along the Hudson River to bring the landscape plantings, meadows, and wetlands into compliance with construction specifications and Army Corps of Engineer Permits. *Role: Environmental Specialist. Provided oversight and consultation for site preparation and establishment of 5 acres of meadow and wetlands to bring the project to compliance with construction specifications and federal environmental permits.*

***Pennikese Island Grassland Restoration; Mass. Division of Fisheries and Wildlife; Elizabeth Islands, Gosnold, Massachusetts.** Restoration of a grassland ecosystem for endangered sea faring nesting terns by identifying and perform the first phase of (selected) species eradication on a 75 acre island. *Role: Environmental Specialist. Provided technical and field support with integrated pest management experience and heavy equipment operation in the effort to restore an important grassland habitat.*

***Hartwell Farms; Marchionda and Associates; Bedford, Massachusetts.** Design and restoration to convert an existing asphalt parking lot into a 4 acre wetland ecosystem with riparian and ecological connections to the adjacent natural resources. *Role: Environmental Specialist. Assisted with the design, construction specifications, and construction monitoring for the restoring an existing parking back to a riparian and wetland ecosystem*

***Route 132 Landscape Improvement Consulting; MON Landscaping, Inc.; Barnstable, Massachusetts.** Provide consulting, technical review, and reporting for the establishment of 15 acres of native meadow seeding and landscape restoration as part of a State-Wide effort by Massachusetts Department of Transportation for implementing ecologically sensible landscape buffers to reduce maintenance and bolster native habitat. *Role: Environmental Specialist. Mr. Hartzell performed as a liaison between project stakeholders and the landscape contractor by providing construction oversight, field monitoring, and reporting for the preparation and establishment of 10 acres of native meadow plantings on Cape Cod, Massachusetts.*

CHRISTIN MCDONOUGH, M.S., CWB, CESSWI**ENVIRONMENTAL SPECIALIST - WILDLIFE BIOLOGIST**

Ms. McDonough has over 12 years of professional experience working as a non-game wildlife biologist. She is responsible for monitoring rare species using multiple methodologies, along with Geographic Information Systems (GIS) mapping. She conducts endangered species assessments, wildlife habitat evaluations, GPS/GIS, develops rare species protection plans, conducts vernal pool surveys in compliance with state and federal protocols, environmental permitting in compliance with state and federal requirements, and is a CESSWI Certified Construction Monitor.

YEARS OF EXPERIENCE

12

EXPERTISE

Endangered Species Survey

Detailed habitat mapping and modeling using GIS

Animal movement and home range analysis

Wetland delineation

Photo interpretation and wetland classification

Fluvial geomorphology

EDUCATION

M.S., Environmental Sciences:
Amphibian Ecology; University of Rhode
Island; 2005

B.S., Wildlife Biology; University of
Massachusetts Amherst; 1998

REGISTRATIONS / CERTIFICATIONS

Certified Wildlife Biologist No. 44244;
The Wildlife Society

Certified Erosion, Sediment and Storm
Water Inspector (CESSWI) No. 3066;
EnviroCert International, Inc.

TRAINING

Applied Fluvial Geomorphology
Training, Wildland Hydrology; 2015

Wetland Ecology and Field Techniques,
URI; 2005

Wetland Assessment and Field
Techniques, University of
Massachusetts Amherst; 2000

SELECTED PROJECT EXPERIENCE

Eastern Spadefoot Toad Survey, Habitat Delineation & Environmental Permitting; Connecticut River Valley, Hampshire County, Massachusetts. SWCA conducted endangered species surveys for eastern spadefoot toads, delineated endangered species habitat, and prepared a Conservation & Management Permit including a long-term conservation plan, early successional vegetation management plan, a Conservation Restriction, and endangered species protection plan. *Role: Wildlife Biologist. Conducted endangered species surveys for eastern spadefoot toads using pitfall trap arrays and nocturnal calling surveys, completed detailed habitat delineation and mapping, and prepared a Conservation and Management Permit satisfying the standards under the Massachusetts Endangered Species Act. Worked as the primary liaison with State and municipal agencies, non-profit and Land Trust organizations, and the client to ensure compliance with regulations, ensure species protection and a long-term early successional habitat management plan.*

Oakhill Wildlife Habitat Assessment & Habitat Planning; Rehoboth, Plymouth County, Massachusetts. SWCA conducted a wildlife habitat assessment with focus on both short- and long-term early successional habitat management recommendations for the client, a local land trust agency, and the Conservation Commission, who jointly hold a Conservation Restriction at Oakhill Beagle Club. *Role: Wildlife Biologist. Conducted wildlife habitat evaluation and completed detailed habitat delineation and mapping as part of a vegetation management plan using phased-approach to creating and maintaining early successional habitat.*

Bear Swamp Relicensing Studies; HDR Engineering, Inc.; Berkshire And Franklin County, Massachusetts. SWCA conducted ecological studies required as part of FERC Relicensing of a hydroelectric dam on the Deerfield River operated by Brookfield Renewable Energy, including Baseline Study of Terrestrial Wildlife and Botanical Resources, State-Listed Rare Plants Baseline Study, and State-listed Odonates Survey. *Role: Wildlife Biologist. Conducted terrestrial wildlife surveys and habitat mapping, Natural Community Assessments and mapping, botanical surveys, and Odonate surveys using sub-meter accurate GPS, as part of a Federal Energy Relicensing Study Plan.*

Hilltop Farm GSRP/MMP Monitoring; NUSCO DBA Eversource Energy Services Co.; Agawam, Hampden County, Massachusetts. SWCA provided mitigation site monitoring at the GSRP/MMP. *Role: Biologist. Acted as a liaison between municipal, state & federal regulatory agencies and client, to ensure compliance with all permit requirements. Completed ground water well monitoring and vegetation plot data collection as part of long-term mitigation monitoring plan.*

Wetlands Wildlife Ecology and Management, University of Massachusetts Amherst; 1997

10-Hour OSHA Construction Safety and Health Certification

SCUBA (SDI) Open Water

MEMBERSHIPS

Member, Association of Massachusetts Wetland Scientists

Member, Partners in Amphibian and Reptile Conservation

Member, Society for Women Environmental Professionals

Member, Rhode Island Natural History Survey

Member, Society for the Study of Amphibians and Reptiles

Member, The Wildlife Society

Wood Turtle Habitat Evaluation, Species Survey & Protection Plan; Northrop Grumman; Greenfield, Franklin County, Massachusetts. SWCA prepared and implemented wood turtle protection plan at the Swarf Disposal Area in Greenfield, MA. *Role: Biologist. Evaluated and mapped Wood Turtle habitat based on habitat function (including nesting habitat). Prepared a detailed rare species habitat map and report for the Massachusetts Natural Heritage & Endangered Species Program as part of a Massachusetts Endangered Species Act Project Review for an ecological remediation project along a portion of the Green River in Greenfield, Massachusetts. Prepared and implemented a Wood Turtle Protection Plan for construction oversight during remediation activities.*

Mountain View Wildlife Habitat Evaluation, Hampshire County, Massachusetts. SWCA provided environmental permitting related to stream restoration & rare species permitting. *Role: Wildlife Ecologist. Completed rare species assessment; wildlife habitat assessment & permitting assistance.*

Fox Run Subdivision Environmental Permitting; Pulte Homes of New England; Wrentham, Norfolk County, Massachusetts. SWCA completed environmental permitting related to the MA Wetlands Protection Act & MA Endangered Species Act. *Role: Wildlife Biologist. Completed a rare species habitat evaluation for Box turtles, prepared a Conservation and Management Permit including a State-approved long-term Box Turtle Habitat Management Plan, rare species mitigation plan, Conservation Restriction Plan, Deed Restriction Plan, and continued compliance inspections.*

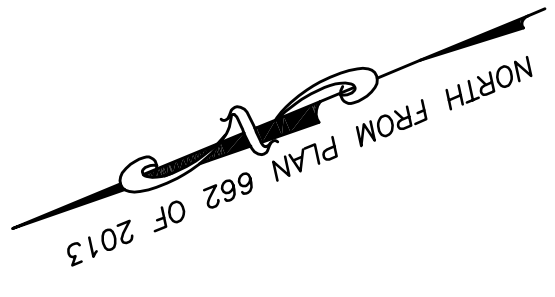
Pulte Homes of New England; Upton, Worcester County, Massachusetts. SWCA completed a wildlife habitat evaluation assessment and report, wetland delineation,

vernal pool surveys, and mitigation development as part of environmental permitting to support the development of a new subdivision. *Role: Wildlife Biologist. Conducted Vernal Pool Surveys, a detailed Wildlife Habitat Evaluation, & Wetland Delineation in Upton, Worcester County, Massachusetts.*

USFWS Refuge Environmental Impact Statement Comment Analysis Services; U.S. Fish and Wildlife Service; Multnomah County, Oregon. SWCA and the U.S. Fish and Wildlife Service Pacific Southwest Region provided analysis on two comprehensive conservation plans (CCP) and associated NEPA documents, including the *San Diego National Wildlife Refuge Draft Comprehensive Conservation Plan & Environmental Assessment* and *USFWS Multnomah County, Oregon Refuge Environmental Impact Statement Comment Analysis Services*. Tasks have consisted of processing more than 35,000 submissions; data entry and coding of all comments in SWCA's online database; development of public concern statements; and preparation of final electronic deliverables for the client. *Role: Biologist. Assisted the U.S. Fish and Wildlife Service (USFWS) to manage and analyze public comments, research on agricultural chemicals and data entry.*

South River Restoration, Permitting & Construction Monitoring; Weston & Sampson Engineers; Conway, Franklin County, Massachusetts. SWCA provided permitting support for geofluvial restoration on the South River. SWCA prepared environmental permitting, completed a rare species habitat evaluation & species survey for wood turtles, and prepared & implemented rare species protection plan for construction. *Role: Wildlife Biologist. Prepared and implemented a Rare Species Protection Plan for Wood Turtle protection during a geofluvial restoration project located on the South River in Conway, Massachusetts. Completed Wood Turtle surveys prior to and throughout construction and ensured compliance with State permits.*

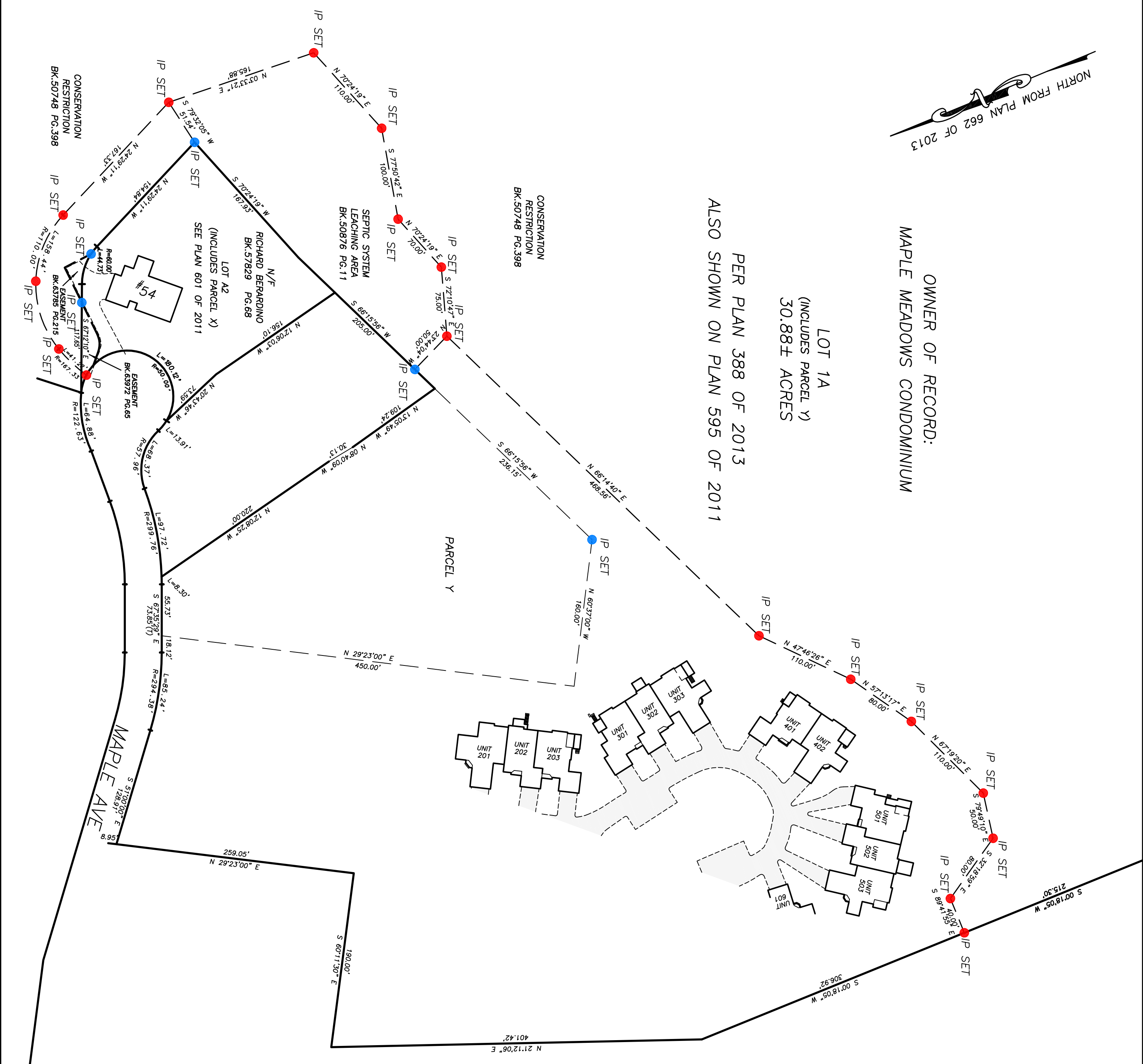
Mt. Tom State Reservation Invasive Plant Management; Massachusetts Department of Conservation and Recreation; Holyoke, Hampden County, Massachusetts. SWCA assisted Department of Conservation and Recreation in the planning, permitting and implementation of invasive plant species management at Mount Tom State Reservation, a prominent recreational area in the Connecticut River Valley area. Mount Tom has many state-listed rare species on the property whose habitat is threatened by the growing number of invasive plant species at the reservation. SWCA was tasked to develop a site specific invasive plant species management plan that was aimed at eliminating the presence of invasive plant species from the reservation while protecting and preserving the state-listed rare species. *Role: Ecologist. Identified sensitive resource areas and habitats as part of an impact avoidance plan.*



OWNER OF RECORD:
 MAPLE MEADOWS CONDOMINIUM

LOT 1A
 (INCLUDES PARCEL Y)
 30.88± ACRES

PER PLAN 388 OF 2013
 ALSO SHOWN ON PLAN 595 OF 2011



SKETCH OF:
 IRON PINS SET (12/26/2018)

MAPLE AVENUE, SUDBURY, MA
 1 INCH = 80 FEET
 DECEMBER 27, 2018

- DENOTES IRON PIN WITH "BLANK" CAP SET
- DENOTES IRON PIN WITH "CONSERVATION RESTRICTION BOUNDARY" CAP SET