



Commonwealth of Massachusetts
Town of Wrentham
Conservation Commission
79 South Street, Wrentham, MA 02093
TEL: (508) 384-5417
FAX: (508) 384-3174



**ORDER OF CONDITIONS
WRENTHAM WETLAND PROTECTION BYLAW**

The Wrentham Conservation Commission ("the Commission"), pursuant to the authority granted to it under Article 7.31 of the Bylaws of the Town of Wrentham (the Wrentham Wetland Protection Bylaw), hereby makes the following findings and decision with respect to the Notice of Intent described below:

I. DESCRIPTION DEPSE 351-1180.

APPLICANT: Jesse & Courtney Glasgold

PROPERTY LOCUS: 65 Laurie Lane

OWNER: same

TITLE REFERENCE: Norfolk County: Book 6656 Page 679

Certificate No. (if registered):

ASSESSORS MAP/LOT Map K-11 Block 2 Lot 8

The Notice of Intent for this project was filed on 06/22/22

The Hearing for this Notice was closed on 07/14/22

The Order of Conditions was issued on 07/19/22

II. RELATED PROCEEDINGS UNDER G.L. c. 131, Sec. 40

This Order of Conditions is issued in conjunction with the Order of Conditions issued pursuant to G.L. c. 131, Sec. 40, the Wetlands Protection Act ("the Act"), under DEP Wetlands File No. DEPSE 351-1180 with such Superseding or Final Orders of Conditions as may be issued by the Department of Environmental Protection in the same, matter, and shall be recorded therewith. All General Conditions and Special Conditions included in the Order of Conditions issued under the Act and recorded herewith are incorporated by reference herein.



**Town of Wrentham
Order of Conditions
Article 7.31**

General Bylaw for Wetland Protection

DEP# SE-351-1180

Location: 65 Laurie Lane

Map: K-11 Block: 2 Lot: 8

Recorded at Registry of Deeds: Book: 6656

Page: 679

Applicant: Jesse & Courtney Glasgold

Address: 65 Laurie Lane

Property owner if different: same

ISSUED BY THE WRENTHAM CONSERVATION COMMISSION on 07-19-22

Signatures:


Leo E. Immonen


Dianne Demarais

Richard Bassett

Seth M. Jensen

Julie Garland

Maria Jomides


Delana Reardon

Detach on dotted line and submit to:

Wrentham Conservation Commission, 79 South St., Wrentham, MA 02093 prior to commencement of work.

Wrentham Conservation Commission: - DEPSE 351-1180

Please be advised that the Order of Conditions has been recorded at the Norfolk Registry of Deeds and has been noted on the chain of title of the affected property in accordance with Special Condition 13 on _____ (date).

Book _____, Page _____

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

If registered land, the document number which identifies the transaction is: _____

Signature _____ Applicant/Representative.

SPECIAL ORDERS OF CONDITIONS ISSUED UNDER THE AUTHORITY OF:

The Wrentham Wetlands Protection Bylaw (the "Bylaw"), Article 17.31 of Town of Wrentham General Bylaws, and the Massachusetts Wetlands Protection Act (the "Act"), M.G.L. Chapter 131, Section 40, to: 65 Laurie Lane, DEP #SE351-1180

The Owner¹ proposes a Project that will construct an above-ground pool on an existing level, lawn. The approved Project will Alter approximately 600 square feet of the wetland buffer zone and will come no closer than 13-feet to the nearest Resource Area. The Wrentham Conservation Commission (the Commission) approves the Project only as proposed on the following plans and documents that are collectively described as Plans within these Special Orders of Conditions:

- *Notice of Intent.*
- *Plot Plan in Wrentham*, Gloral Associates, 6/16/22, 1 sheet.

The following Special Orders of Conditions (the Orders) that are applicable under the Act and the Bylaw:

PRIOR TO ANY WORK

21. **Read and Understand the Official Plans and any attachments:** The Owner and Contractors shall read and comply with these Orders and perform the Work as described on the Plans and any other approved documents. Failure to comply with these Orders is a violation that may subject the Owner and Contractors to fines, criminal charges, and civil action. A copy of these Orders and the Plans must be kept on the Property in a location known to all workers.
22. **Record the Orders at the Registry of Deeds:** The Owner shall provide the Commission with proof of filing of these Orders with the Norfolk County Registry of Deeds. If proof is not received within 30 days, the Commission may file this Order with the Registry of Deeds and no Certificate of Compliance will be issued until the Commission is reimbursed for all related costs. These Orders are valid for three years following the date of issuance unless an extension is requested by the Owner and granted by the Commission.
23. **Plan Changes:** If, for any reason, the Plans for the Project change after the date of approval, the Owner shall submit the proposed changes to the Commission for review and approval or modification. If the Plans or other approved documents for the Project change after Work has begun and the Buffer Zone is Altered in any manner, all Work in the Buffer Zone shall cease and all Altered surfaces in the Buffer Zone stabilized until the Commission approves the new Plans.
24. **Notice of Understanding:** Before Work begins, the Owner shall send a signed and dated letter to the Commission containing the following statement:

¹ Capitalized terms are defined at the end of these Orders of Conditions unless they are defined within this text or the Act or Bylaw.

"I (Owner's name) have read and understood the General and Special Orders of Conditions and agree to comply with them. I also agree to notify any Contractors, subcontractors, or future purchasers of property of these Orders and supply the Plans to those parties as needed. If I sell the property where the Project and Work is being done, prior to the issuance of a Certificate of Compliance, I will send a letter to the Commission informing them of the name of the new owner."

25. **Project Monitoring:** The Commission's Agents will inspect the Project Site on a periodic basis. If the Commission determines that additional monitoring of the Work is required, the Commission may direct that the Project be monitored by a Consultant. If the Commission so directs the owner shall deposit sufficient funds with the Conservation Commission for the Commission to hire a Consultant pursuant to Massachusetts General Law Chapter 44 Section 53G for the purpose of monitoring Work at the Project Site. The Consultant shall be supplied, by the Owner, with the Plans, any other approved materials, and be provided access to the Project sufficient to ensure compliance with these Orders. Work may re-commence when the Commission believes that the conditions will protect the interests in the Act and Bylaw.
26. **Preparation for Work:** The Plans describe the measures the Owner shall perform prior to any Work. A summary of the efforts the Contractor or Owner must perform include:
- Place all Limit-of-Work barriers (LOW), Erosion Prevention Devices (EPD), and Sedimentation Control Devices (SCD) as shown on the Plans and as described in any Plans developed for phasing of the Project.
 - A list with the contact person responsible for ensuring compliance with these Orders and Contractors who will be working at the Site. This list shall contain their street addresses and phone numbers.

Once the Owner has complied with the actions described above, Work may begin on the Project.

WORK

27. The only discharges allowed outside of the permitted Work area are those that are controlled as shown on the Plans. No discharge shall occur within 50-feet of any Resource Area that leaves sediment greater than 1/4-inch and over more than 100-square feet in any location, with the exception of that contained in an approved SCD as shown on the Plans, is allowed. The areas outside the areas where Work is approved are to remain unaltered. No actions, to include placing of brush, debris or fill, or removing trees, other vegetation, or soil is allowed on the wetland side of the LOW.
28. The Owner shall perform proper Resource Area protection practices as described in the Plans to include:
- All LOW, EPD, and SCD shall be inspected on a daily basis to ensure that they meet Performance Standards. Any damaged components shall be repaired within 48 hours. Maintain a daily log at the Site that records these actions. The individual that performs these actions should be identified in this record.
 - Vehicle access shall only be through existing lawn surfaces and not through any naturalized area.

- c. Allow no stormwater flows from any Altered area in a concentrated, channel that is not depicted on the Plans. Ensure that no construction concentrates the flow of storm water to direct it off-site or to any Resource Area. During construction, storm water must be contained on-site and not allowed to flow to any Resource Area or off-site property.
- d. Any disturbed ground within the buffer zone or within 50-feet of any stormwater structure shall be Stabilized by EPD within 48 hours.
- e. Prevent the introduction of invasive plant or insect species in accordance with good horticultural practice within the parameters established by these Orders. Stands of invasive plants on the Site that extend onto other properties, to the extent practicable, shall be eliminated with permission of the abutting property owners.

OTHER PROVISIONS

- 29. **INSPECTIONS:** Members and Agents of the Commission shall have the right to enter and inspect the property to evaluate and ensure the compliance with these Orders, the Act, the Bylaw, and 310 CMR 10.00. The Owner must notify the Commission of any Inspections as set forth in the Operations and Maintenance Plan and invite them to accompany the inspector until a Certificate of Compliance is issued. The Commission or its Agents may acquire any information, measurements, photographs, observation, and/or materials or may require the submittal of any data or information deemed necessary by the Commission for that evaluation.
- 30. **CONTINUING CONDITIONS:**
 - a. The Owner should consult with the Commission, prior to the application of any herbicides, pesticides or fertilizers (containing greater than 5% phosphorus) at the Property.
 - b. Do not import soil to the Site or introduce plants that are on the state Invasive and Noxious Weeds list: <https://www.mass.gov/doc/invasive-plant-list/download>.
- 31. **CERTIFICATES OF COMPLIANCE:** The following are the requirements for a Certificate of Compliance:
 - a. All Work set out in these Orders, or subsequent amendments approved by the Commission, must be complete. All LOW, EPD, and SCD must be removed once all surfaces are Stable.
 - b. The Certificate of Compliance shall be requested using the appropriate State form and be accompanied the items in c. and d., below, prepared by the homeowner.
 - c. The Certificate of Compliance Request Letter must state the following:
 - i. That all work is complete at the site, specifically noting any changes or exceptions and why that work was modified or not completed. Alterations beyond the permitted work shall be quantified as to impact.
 - ii. That all areas within the Buffer Zone and any work within the Resource Areas are stable.

- iii. That the Work performed satisfies all Orders of Conditions, and if not, why.
- iv. Provide the contact information (phone, address and email) for the person requesting the Certificate of Compliance.
- d. The Certificate of Compliance Request must also contain an As-Built Plan that meets the following standards and contains the Conservation Components:
 - i. Be at the *exact* same scale as the Approved Plan. Amend the existing 6/16/22 plan supplying photos.
 - ii. Show the Limit of Work that was performed within the buffer zone and note its condition. Photos of the Work may also be submitted.
- e. Certificates of Compliance will be issued within 28 days of the request providing the above criteria have been met.

END OF ORDERS OF CONDITIONS

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FINDINGS

With respect to the Massachusetts Wetlands Protection Act and Wrentham Wetlands Protection Bylaw the jurisdictional areas protected include: bordering vegetated wetland. The work will be performed in the watershed of the Charles River.

Project constraints and considerations:

50-foot No-Build: The lot and area was Altered prior to 1999 and the Wrentham Wetland Protection Bylaw.

The Commission finds that the performance of the work may Alter the resource area unless the project is performed as outlined in the plans and these Orders of Conditions. The Interests protected by the Wetlands Protection Act and the Wrentham Wetlands Protection Bylaw were not rebutted by the applicant, who offered no evidence to rebut them.

FINANCIAL ASSURANCE FOR WORK

Because of the minimal ground disturbance and the work area an existing lawn, no bond is required.

DEFINITIONS

Alter: Change the ground surface in any manner, either directly by removing surface materials and exposing bare soil or, inadvertently, by creating conditions that cause the soil to become bare and exposed to erosion. This includes tree removal and any changes on the ground surface that concentrates or re-directs the existing, natural flow of water.

Buffer Zone: The buffer zones established in the Act and Bylaw. These are the 50-Foot No-Build Buffer and the 100-Foot State Jurisdiction Buffer. For those properties that lie near a perennial stream the 100-foot Inner Riparian Buffer, and the 200-Foot Outer Riparian Buffer zone.

Conservation Components: A list of features and standards that are provided in the Plan Standards document that the Conservation Commission maintains in the Office or on-line.

Consultant: A person or company hired by the Commission.

Contractor: someone hired by the Owner to work on the Project.

EPD: Erosion Prevention Devices perform two jobs: first, cushion the fall of rainwater on bare ground and second, prevent concentrated flows. These devices include jute netting, erosion control blankets, and practices such as applying mulch, stump grindings, or gravel at an appropriate application to prevent the loss of soil and infiltrate water where it hits the ground.

Inspector: The Owner or an employee of the Owner that is properly trained, their credentials offered to the Commission for approval, and then approved by the Commission as an Inspector for that task (erosion and sediment control, invasive species, etc.).

LOW: Limit-of-Work fence. The primary requirements being that it be high visibility, at least 4-feet tall, and prevent easy access to areas by machines or people that are to remain unaltered.

Owner: The applicant and those that control the Project property.

Performance Standards: Limit of Work Fences will prevent Alteration outside of approved Work areas. Erosion Prevention Devices will prevent the loss of soil from a surface from either runoff, wind, or physical flow. Sedimentation Control Devices will capture runoff prior to coalescing and allow it to infiltrate or flow to an area for treatment as described in the Plan Standards.

Plan: The official Plans listed at the beginning of these Orders and include any supporting documentation also cited at the beginning or any documents that are referenced in those documents or Plans.

Plan Standards: A guidance document on the Commission's web site.

Project: Includes all work areas as shown on the Plan.

Resource Area: Wetland areas as described in the Act and Bylaw.

SCD: Sedimentation Control Device that collects runoff and allows water to infiltrate into the ground or be conveyed in a controlled manner to another device that allows infiltration.

Site: The Project property and any other properties under the control of the Owner that are Altered during the Work.

Stable and Stabilize: A ground cover that prevents the loss of soil. Temporary ground covers include jute netting, leaf litter, stump grindings, woodchips, or gravel as described in Plan Standards or on the Plans. Permanent ground covers include grass that is dense such that there is no visible soil to a standing person, or leaf litter, stump grindings, woodchips, or gravel as described in Plan Standards or the Plans.

Start Order: .

Stop Order: .

Work: alteration of the ground to include

END