

**TOWN OF WESTWOOD  
STORM WATER MANAGEMENT PERMIT**

**File Number  
SMP-029**

**A. General Information**

**2019 MAR 28 P 3 22**

From:

Westwood Conservation Commission

TOWN CLERK  
TOWN OF WESTWOOD

This issuance is for (check one):

Administrative Land Disturbance Review

Land Disturbance Permit

To: Applicant:

Jennifer Luoni

Name

Dacon - 16 Huron Ave.

Mailing Address

Natick

MA

01760

City/Town

State

Zip Code

Property Owner (if different from applicant):

SLD University Avenue, LLC

Name

25-31 Dartmouth Street

Mailing Address

Westwood

MA

02090

City/Town

State

Zip Code

1. Project Location:

240 University Avenue

Street Address

38

Assessors Map/Plat Number

Westwood

City/Town

006

Parcel/Lot Number

2. Property recorded at the Registry of Deeds for:

Norfolk County

County

144315

Certificate (if registered land)

722

Book

315

Page

3. Dates:

January 29, 2019

Date Application Filed

February 27, 2019

Date Hearing Closed

March 27, 2019

Date of Issuance

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

240 University Ave Renovation – Site Development Plan C1.0

Title

2/19/19

Date

240 University Ave Renovation – Erosion and Sediment Control Plan C1.1

Title

2/19/19

Date

240 University Ave Renovation – Site Details C2.0 and C2.1

Title

2/19/19

Date

5. Final Plans and Documents Signed and Stamped by:

Mark E. Beaudry, P.E.

Name

6. Total Fee:

\$1,000.00

## B. Findings

Findings pursuant to the Town of Westwood Storm Water By-law:

Following the review of the above-referenced Application 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 Stormwater Bylaw.

Furthermore, this Commission hereby finds the project, as proposed, is: (check one of the following boxes)

**Approved** subject to:

- The following conditions, which are necessary, in accordance with the performance standards, set forth in the regulations. This Commission orders that all work shall be performed in accordance with the Application referenced above, the following General Conditions, and any other special conditions attached to this Permit. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Application, these conditions shall control.  
**SEE ATTACHED SPECIAL CONDITIONS**

**Denied** because:

- The proposed work cannot be conditioned to meet the performance standards set forth in the regulations. Therefore, work on this project may not go forward unless and until a new Application is submitted which provides measures, which are adequate to protect these interests, and a Permit issued.
- 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 By-law. Therefore, work on this project may not go forward unless and until a revised Application is submitted which provides sufficient information and includes measures, which are adequate to protect the By-law's interests, and a Permit is issued. A description of the specific information which is lacking and why it is necessary is attached to this Permit.

**General Conditions** (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 Permit.
2. The Permit 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 Permit 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 Permit.
5. This Permit 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 Permit.
6. 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.

---

**General Conditions (continued)**

7. This Permit is not final until all administrative appeal periods from this Permit have elapsed, or if such an appeal has been taken, until all proceedings before the Court have been completed.
  8. No work shall be undertaken until the Permit 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 Permit 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 Permit 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 this Conservation Commission on the form at the end of this Permit, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
  9. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance to the Conservation Commission.
  10. The work shall conform to the plans and special conditions referenced in this Permit.
  11. Any change to the plans identified in the Permit 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 Application.
  12. The Agent or members of the Conservation Commission shall have the right to enter and inspect the area subject to this Permit at reasonable hours to evaluate compliance with the conditions stated in this Permit, and may require the submittal of any data deemed necessary by the Conservation Commission.
  13. This Permit shall apply to any successor in interest or successor in control of the property subject to this Permit and to any contractor or other person performing work conditioned by this Permit.
  14. 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 the Conservation Commission has issued a Certificate of Compliance.
  15. 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, water body or outside the limit of work. 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 Permit.
-

**TOWN OF WESTWOOD  
STORM WATER MANAGEMENT PERMIT**

**File Number  
SMP-029**

**B. Findings** (continued from Stormwater Management Permit - 240 University Avenue)

**SPECIAL CONDITIONS:**

**STANDARD CONDITIONS – STORMWATER**

1. All construction and post-construction stormwater management shall be conducted in accordance with supporting documents submitted with the Stormwater Bylaw Administrative Land Disturbance Review Application or the Land Disturbance Permit Application the Department of Environmental Protection's Stormwater Management Policy and by the Commission in this Stormwater Management Permit. (Note: Please review the Stormwater Management Policy). Specific conditions should describe the stormwater management system and could include the following:
  - A. Runoff shall be directed through vegetated swales before discharging into stormwater control structures.
  - B. All roof runoff except that from metal roofs shall discharge into drywells. Drywells shall be sized to accept the first one (1) inch of runoff (except where prohibited due to ground water conditions, etc. (see Stormwater Management Bylaw).
  - C. A naturally vegetated buffer or filter strip shall be maintained between the developed area and the wetland resource area.
  - D. Catch basins shall be equipped with sumps, oil and gas traps, and shall be inspected and cleaned on a semi-annual basis. After each inspection and cleaning, the inspector shall provide to the Commission written confirmation that the inspection and cleaning were conducted.
  - E. All catch basin discharge points, or other point source discharge points, shall be rip-rapped to disperse stormwater energy.
  - F. Any underground drainage facilities must be designed with access sufficient to let a person enter the facility and to permit periodic cleaning.
2. All stormwater best management practices shall be maintained as specified in the Operation and Maintenance Plan submitted with the stormwater application and incorporated in the Stormwater Management Permit. Evidence of maintenance of the stormwater management system shall be provided to the

commission on an annual basis. This condition shall be noted on the Certificate of Compliance (COC) and continue in perpetuity.

3. An annual maintenance report shall be provided to the Department of Public Works/ Town Engineer and the Conservation Commission by June 1<sup>st</sup> of each year reporting on the maintenance and operation procedures.
4. During construction, all drainage structures shall be inspected regularly and cleaned as necessary.
5. The installation of all drainage structures shall be witnessed by a registered professional engineer (civil). The engineer shall submit documentation to the Conservation Commission stating that he witnessed the installation of the drainage components and that each was installed correctly and in accordance with the manufacture's specifications. Failure to fully comply with this condition will result in a forfeiture of not less than 20 percent of any performance bond.
6. In the event groundwater is encountered during the installation of the infiltration structures, the applicant shall contact the Conservation Commission immediately to discuss alternative designs/solutions.
7. There shall be no increase in the post-development discharges from the storm drainage system or any other changes in post-development conditions that alter the post-development watershed boundaries as currently depicted in the Stormwater Management Application and approved by this permit.
8. There shall be no sedimentation into wetlands or water bodies from discharge pipes or surface runoff leaving the site.
9. The applicants, owners, and their successors and assignees shall maintain all culvers, collection basins, traps retention and detention ponds, outlet structures, and other elements of drainage systems, unless put into an easement to the town, in order to avoid blockages and siltation which might cause failure of the system and /or detrimental impacts to on-site or off-site resource areas, and shall maintain the integrity of vegetative cover on the site.
10. Beginning with the construction of the drainage system, and continuing in perpetuity thereafter, the owner(s) of the roadway parcel shall maintain the roadway and drainage system in accordance with the following schedule:
  - A. **Street sweeping and snow plowing.** Roadway and sidewalks shall be swept, with a vacuum sweeper, in the early spring immediately after snow melt and at least three other times annually. Snow shall be plowed onto vegetate areas to encourage infiltration during subsequent thawing periods. Sediments shall be removed from snow storage areas in the early spring.

Note: In sensitive areas three times annually might be realistic; in other areas once or twice annually should suffice.

- B. **Roadway surface and right-of way surface.** Paving and curbing shall be maintained in good conditions to channel surface runoff into the stormwater treatment system. Vegetation within the roadway right-of-way shall be maintained in healthy condition to prevent erosion and sedimentation in the drainage system and wetland resource areas. These areas shall be inspected in the spring and fall, and repaired or replaced as needed.
  - C. **Catch basins.** Accumulated sediments shall be removed from sumps and floatable wastes shall be removed from the surface of every catch basin at least four times per year. Sediments and wastes shall be disposed of in accordance with all applicable federal, state and local laws. Any component of a catch basin that becomes damaged shall be repaired or replaced immediately upon discovery.
  - D. **Drain pipes.** All drain pipes shall be inspected at least four times per year. Sediments and debris shall be removed and disposed of in accordance with all applicable federal, state and local laws. Any pipe that becomes damaged shall be repaired or replaced immediately upon discovery.
  - E. **Forebays.** Forebays should be inspected and cleaned at least four times annually, beginning in the early spring after snow melt. Accumulated sediments, leaves, branches, and other debris shall be removed and disposed of in accordance with all applicable federal, state, and local laws. Vegetated and rip-rapped surfaces and flared end sections shall be repaired or replaced as needed to prevent erosion and sedimentation and slumping of berms. Vegetation shall be mowed at least once a year to prevent the growth of woody species.
  - F. **Detention basin.** Detention basins shall be inspected and cleaned at least twice annually, in the early spring after snow melt and in the fall. Accumulated sediments, leaves, branches, and other debris shall be removed and disposed of in accordance with all applicable federal, state, and local laws. Vegetated and rip-rapped surfaces and flared end sections shall be repaired or replaced as needed to prevent erosion and sedimentation and slumping of berms. Vegetation shall be mowed at least once a year to prevent the growth of woody species. At least once a year, the basin shall be monitored during a heavy rainstorm to determine whether it is meeting the intended detention times, sediment removal, and infiltration functions.
11. Detention basins, where required for the project, will be constructed as soon as possible in the construction sequence so as to allow for the capture and control of site runoff and treatment of stormwater discharges during the construction period. The basins will be constructed with temporary vertical riser pipes or other

devices approved by the Conservation Commission , which will allow for separation of suspended material from the stormwater prior to its release from the detention basin.

## **SITE SPECIFIC CONDITIONS FOR 240 UNIVERSITY AVENUE**

1. All work shall be performed in accordance with plan entitled "240 University Avenue Renovation, Property Owner SLD University Ave LLC, 240 University Ave, Westwood, MA", prepared by Planners Designers Architects, Inc., 16 Huron Drive, Natick, MA 01760, and Meridian Associates, 69 Milk Street, Suite 302, Westborough, MA 01915, dated December 24, 2018 and revised through February 19, 2019, consisting of four (4) sheets, as follows:
  - Sheet C-1 Site Development Plan
  - Sheet C1.1 Erosion and Sediment Control Plan
  - Sheet C2.0 Site Details
  - Sheet C2.1 Site Details
2. All roof drains shall be directly connected to a StormTech SC-740 subsurface infiltration system, which will allow for the complete storage and infiltration of the 1-inch storm from the building roof and will allow for additional infiltration during larger storms. The infiltration system shall be inspected by the Conservation Commission Office prior to backfill
3. Three new deep sump catch basins and a stormwater treatment continuous deflective separator unit shall be installed to collect and treat runoff from the parking lot before discharging into the municipal drainage system. Stormwater treatment is provided in accordance with the requirements of the DEP Stormwater Management regulations for a "critical area".
4. A single construction entrance/exit shall be established at the westernmost driveway on Dartmouth Street, closest to University Avenue, with stabilized stone apron to prevent and sedimentation to the street. A construction exit is to be installed. All trucks and equipment must leave the site through the stone apron. All paved surfaces associated with this project must be kept clean at all times. All silt and debris should be swept up at the end of each work day
5. Compost filter sock and orange construction fence shall be installed where indicated on the plans and in other appropriate locations where warranted. Compost sock shall be employed along the west, north, and east sides of the parking area, as shown on plan. The section of compost sock which serves as a barrier across the easternmost driveway on Dartmouth Street may be temporarily moved only to allow paving work to be performed in the area of the westernmost driveway. These barriers shall be installed prior to the commencement of any

work on site and in accordance with the construction plans. A supply of erosion control barrier materials shall be kept on site to replace and/or repair barriers that are damaged or degraded. The barriers shall be observed and maintained as necessary on a weekly basis and after every rainfall event of 0.5 inches or more during construction. Compost sock and orange construction fence shall be inspected prior to start of work.

6. A temporary catch basin protection barrier consisting of a Silt Sack shall be placed in all constructed inlets to prevent inflow of sediment into the constructed drainage systems. The barrier shall remain in place until a permanent cover is established or diversions away from the catch basin are constructed. The barrier shall be observed and maintained as necessary on a weekly basis and after every rainfall event of 0.5 inches or more.
7. Construction activity above and around the proposed location of the subsurface storage facilities shall be limited to prevent compaction of the existing soil. Care shall be taken to redirect stormwater runoff from this area to prevent ponding. Installation of this system shall occur under dry weather conditions and system shall be backfilled immediately to prohibit the introduction of fines or other material that would compromise the functionality of this system.
8. Temporary diversion swales and mounds shall be constructed to divert stormwater away from areas under construction to limit sediment transport. These diversions will be relocated as construction progresses. Compost filter socks shall be installed in the centerline of swales where necessary to reduce storm velocities and soil erosion.
9. Temporary sediment traps shall be utilized to limit sediment transport off-site. These traps will be sized according to Massachusetts DEP and US EPA guidelines and will be relocated as construction progresses. No sediment shall be allowed to enter the infiltration chamber components.
10. The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and siltation. All finished surfaces shall be stabilized with finish materials or permanent vegetative cover.
11. The Conservation Agent shall be notified in advance of test pit excavation and prior to start of construction.
12. Long-term operation and maintenance will be in accordance with the approved Stormwater Management Operation and Maintenance (O&M) Plan submitted at the time of application. An Illicit Discharge Compliance Statement has been incorporated into the O&M.



This Permit is valid for three years, unless otherwise specified as a special condition.

3/27/19 expires 3/27/22

Date

This Permit must be signed by a majority of the Conservation Commission. The Permit must be mailed by certified mail (return receipt requested) or hand delivered to the applicant and a copy mailed to the property owner (if different from applicant).

Signatures: Administrative

Karon Skinner Catrone

John Rogers

Todd Sullivan

Diane Hayes

Todd Weston

Charles Bore

Brain Gorman

R. J. Sheer

This Permit is issued to the applicant as follows:

by hand delivery on

by certified mail, return receipt requested, on

Date

3/28/19

Date

### C. Appeals

The applicant, the owner, any person aggrieved by this Permit, has a right to appeal a decision of the Conservation Commission in the nature of certiorari to the appropriate court.