

**TOWN OF WESTWOOD
STORM WATER MANAGEMENT PERMIT**

File Number
SMP-035

A. General Information

From:

Westwood Conservation Commission

2019 JUL 29 P 12: 16

This issuance is for (check one):

TOWN CLERK
TOWN OF WESTWOOD

Administrative Land Disturbance Review

Land Disturbance Permit (Limited to House only, not authorizing Pool or Deck/Patio)

To: Applicant:

Property Owner (if different from applicant):

Kirk McEchern
Name
68 Jackson Street
Mailing Address
Canton, MA 02021
City/Town State Zip Code

264 Canton Street Realty Trust, Paul Sciaba Tr.
Name
180 Porter St.
Mailing Address
Westwood, MA 02090
City/Town State Zip Code

1. Project Location:

264 Canton Street
Street Address
25
Assessors Map/Plat Number

Westwood
City/Town
90
Parcel/Lot Number

2. Property recorded at the Registry of Deeds for:

Norfolk
County

3977
Book 450
Page

Certificate (if registered land)

3. Dates:

6/26/19
Date Application Filed

7/24/19
Date Hearing Closed

7/24/19
Date of Issuance

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

Proposed Single-Family House Site Plan, 264 Canton Street, Westwood, MA,
Proposed Conditions, prepared by DeCelle-Burke-Sala 5/16/19

Title Date

Title Date

5. Final Plans and Documents Signed and Stamped by:

James W. Burke, PLS
Name

6. Total Fee:

\$1,000.00

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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 By-law. ???

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 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 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.

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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.

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B. Findings (continued from Stormwater Management Permit – 264 Canton Street)

SPECIAL CONDITIONS:

THIS PERMIT IS ISSUED FOR CONSTRUCTION OF HOUSE ONLY. PERMIT MODIFICATION IS REQUIRED PRIOR TO CONSTRUCTION OF POOL AND POOL DECK/PATIO.

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. Any underground drainage facilities must be designed with access sufficient to let a person enter the facility and to permit periodic cleaning.
2. During construction, all drainage structures shall be inspected regularly and cleaned as necessary.
3. 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.

4. 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.
5. 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.
6. There shall be no sedimentation into wetlands or water bodies from discharge pipes or surface runoff leaving the site.
7. 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.
8. 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 264 CANTON STREET

1. All work shall be performed in accordance with plan titled "Proposed Single-Family House Site Plan, 264 Canton Street , Westwood, MA, Proposed Conditions", prepared by DeCelle-Burke-Sala, dated March 12, 2019 and revised through May 16, 2019, consisting of four (4) sheets, as follows (the "Plan"), with revisions to said plan as specified herein:

Sheet 1 of 4	Existing Conditions
Sheet 2 of 4	Construction Management
Sheet 2 of 3 [sic]	Site Details
Sheet 3 of 3 [sic]	Construction Details
2. The Plan shall be revised as follows:
 - a. Show maximum 16' wide driveway in place of driveway with integrated parking spaces;

- b. **Replace the proposed below-ground recharge structure with four (4) separate shallow recharge structures, set in proximity to four corners of the proposed house, and set at elevations which allow for increased separation between base of recharge structure and ground water;**
 - c. **Indicate results of one additional test pit in proposed front yard; and**
 - d. **Correct sheet numbers.**
3. **The revised Plan shall be submitted to and approved by the Conservation Agent for consistency with this decision and with Westwood's Stormwater Management Bylaw and Stormwater Management Regulations prior to the issuance of a Building Permit for construction of the proposed house;**
4. **All paved surfaces associated with this project shall be kept clean at all times. All silt and debris shall be swept up at the end of each work day.**
5. **Organic fertilizer shall be used on the lawn in perpetuity.**
6. **Compost sock shall be installed by the Applicant and inspected and approved by the Conservation Agent prior to start of work.**
7. **Each component of the infiltration system shall be inspected by the Conservation Agent prior to backfill.**
8. **The Plan shall be further revised to address construction methods and grading for the proposed pool and pool deck/patio, including the use of pervious pavers set on an adequate depth gravel base, and the further revised plan shall be submitted to and approved by the Conservation Commission as a modification to this Stormwater Management Permit prior to the issuance of a Building Permit for construction of the proposed pool and pool deck/patio.**

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

Issued 7/24/19
Date

Valid until

7/24/22 29 P 12: 17

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).

TOWN CLERK
TOWN OF WESTWOOD

Signatures:

John Rogers
John Rogers
V. Tomasevic
Vesna Tomasevic
Stephen David
Stephen David
R. J. Sheer
R. J. Sheer

Todd Sullivan
Todd Sullivan
Todd Weston
Todd Weston
Helen Gordon
Helen Gordon

This Permit is issued to the applicant as follows:

by hand delivery on

by certified mail, return receipt requested, on

Date

Date

7/24/19

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.

D. Recording Information

This Permit 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 Permit shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Permit. In the case of registered land, this Permit shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Permit.

D. Recording Information (cont.)

To:

Westwood
Conservation Commission

Please be advised that the Permit for the Project at:

264 Canton Street, Westwood, MA
Project Location

SMP-035
File Number

Has been recorded at the Registry of Deeds of:

Norfolk
County

37002
Book

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For:

Kirk McEchern
Property Owner



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

3977
Book

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In accordance with the Permit issued on:

Date

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

63544
Instrument Number

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

Document Number


Signature of Applicant

RECEIPT
Printed: July 29, 2019 @ 9:33:25
Norfolk Registry of Deeds
William P O'Donnell
Register

Trans#: 136755 Oper:LAUSTIN

=====
Book: 37002 Page: 445 Inst#: 63544
Ctl#: 173 Rec:7-29-2019 @ 9:33:25a
WSTD 264 CANTON STREET

DOC	DESCRIPTION	TRANS AMT
PERMIT		
	10.00 rec fee	13.00
	20.00 Surcharge	20.00
	5.00 Tech. Surcharge	5.00
	STATE PG ADJ	3.00-
	Postage/Handling Fee	1.00
	State Fee \$40.00	40.00
	Total fees:	76.00
	*** Total charges:	76.00
	CASH PMT PAYMENT -CASH	76.00