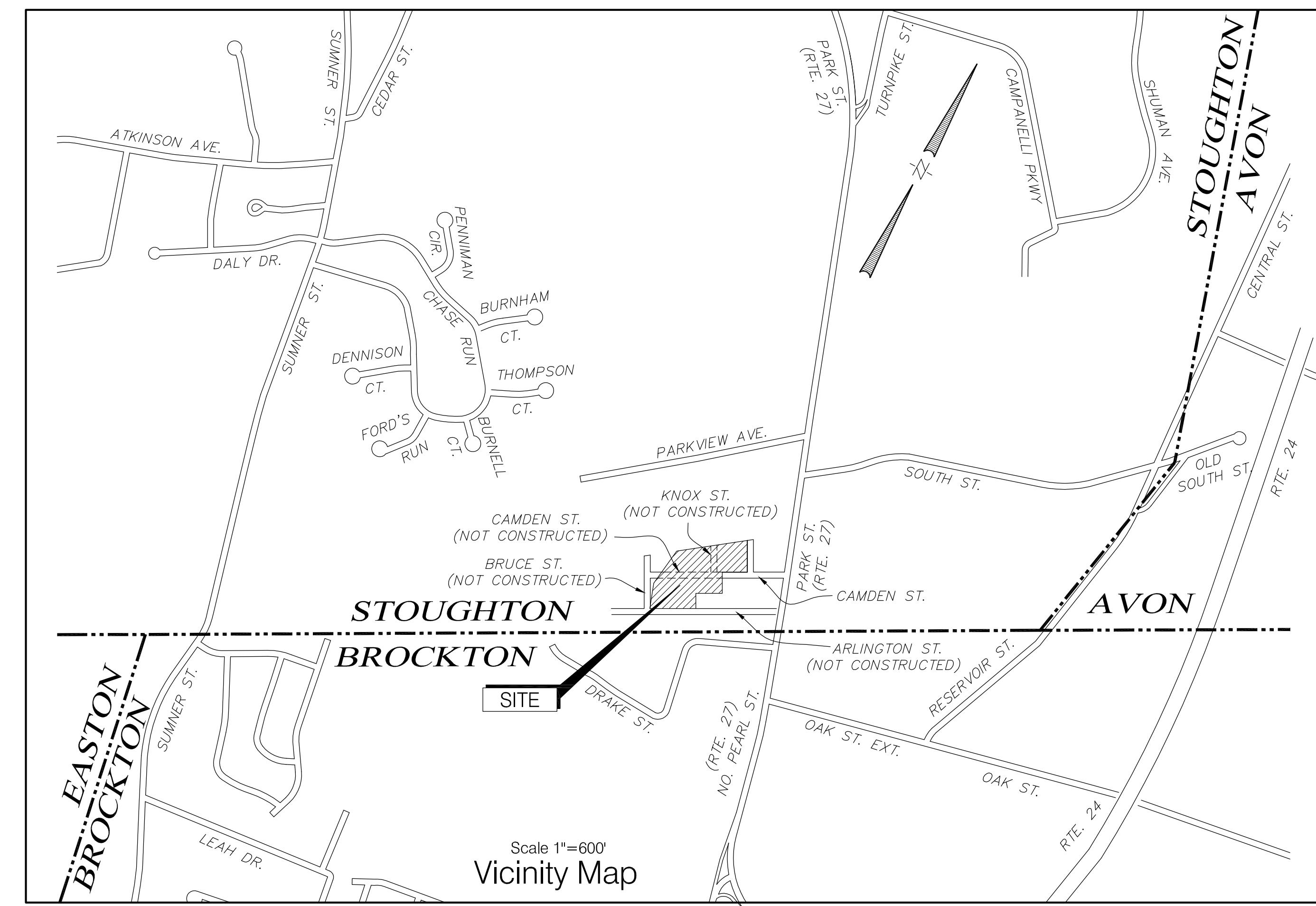
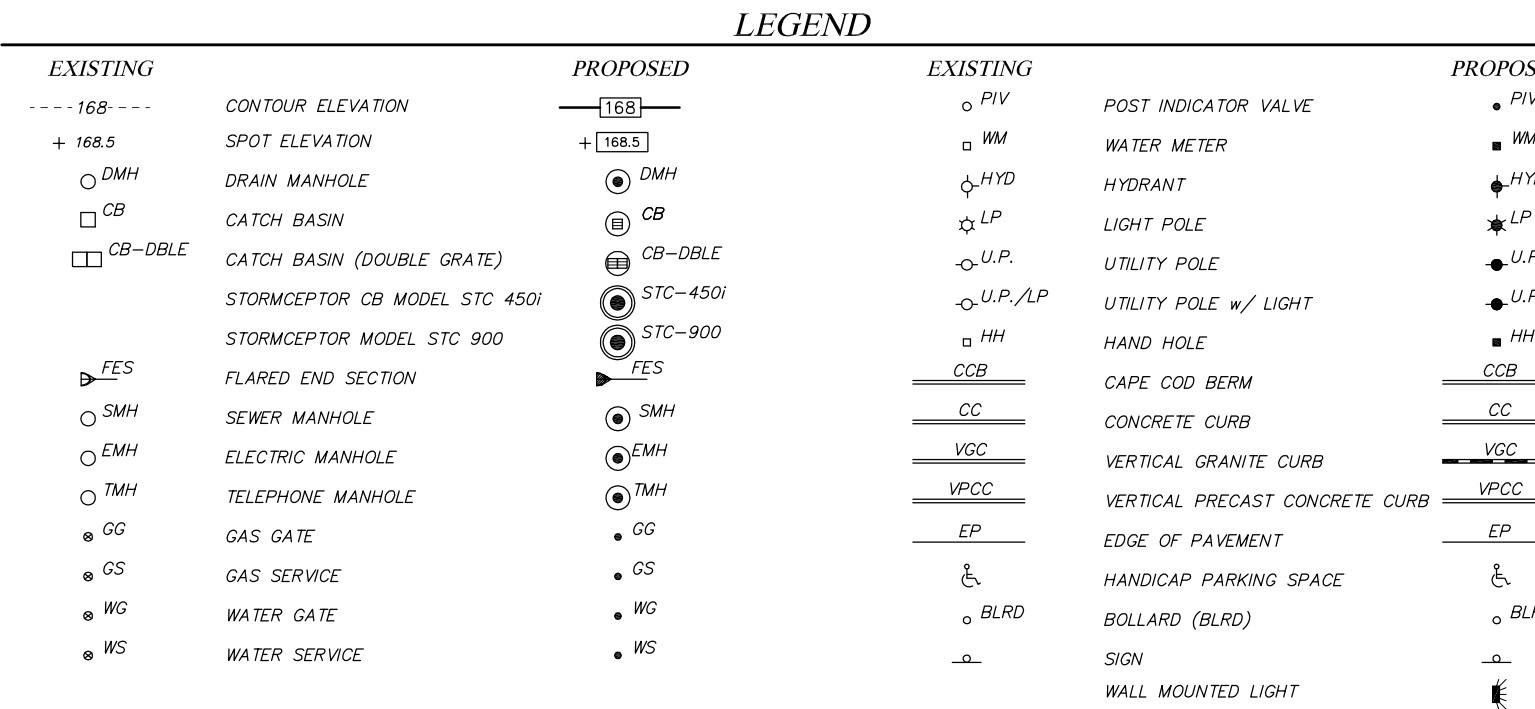


Site Plan for Self Storage Facility 19 Camden Street

Plan Index No.

Drawing Title

	(CIVIL DRAWINGS)
1 of 11	Cover Sheet
2 of 11	Existing Conditions
3 of 11	Site Layout Plan
4 of 11	Site Grading Plan
5 of 11	Site Utilities Plan
6 of 11	Vicinity Plan
7 & 8 of 11	Site Details
9 of 11	Soil Erosion & Sediment Control Plan
10 of 11	Planning Board Decision
11 of 11	Wetland Replication
A5 - A8	(ELEVATION RENDERINGS) Bldg. Elevation Views
S1 & S2	(BLDG. SIGNAGE) Signage Information & Elevations
R1 & R2	(RENDERINGS) Rendering Plans
SL1	(PHOTOMETRICS) 19 Camden Street - Site Lighting Plan



In
Stoughton, Massachusetts
JUNE 29, 2020

REV. JULY 30, 2020 - Planning Board Comments
REV. NOVEMBER 6, 2020 - (Town Comments)
REV. FEBRUARY 3, 2021 - (Town Comments)
REV. MARCH 2, 2021 - (Conservation Commission Filing)
REV. MAY 6, 2021 - (Conservation Commission Comments)
REV. JUNE 17, 2021 - (Conservation Commission Comments)
REV. AUGUST 25, 2021 - (Conservation Commission Comments)
REV. OCTOBER 5, 2021
REV. OCTOBER 29, 2021 - (Planning Board Comments)

Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020

Land Surveyor:

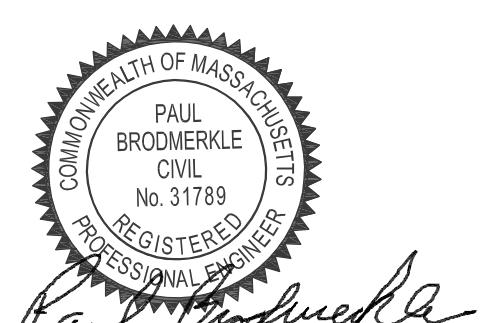
Borderland Engineering Co., Inc.
61b Pleasant Street
Randolph, MA 02368
Tel. 781-963-9500 - Fax. 781-888-4131

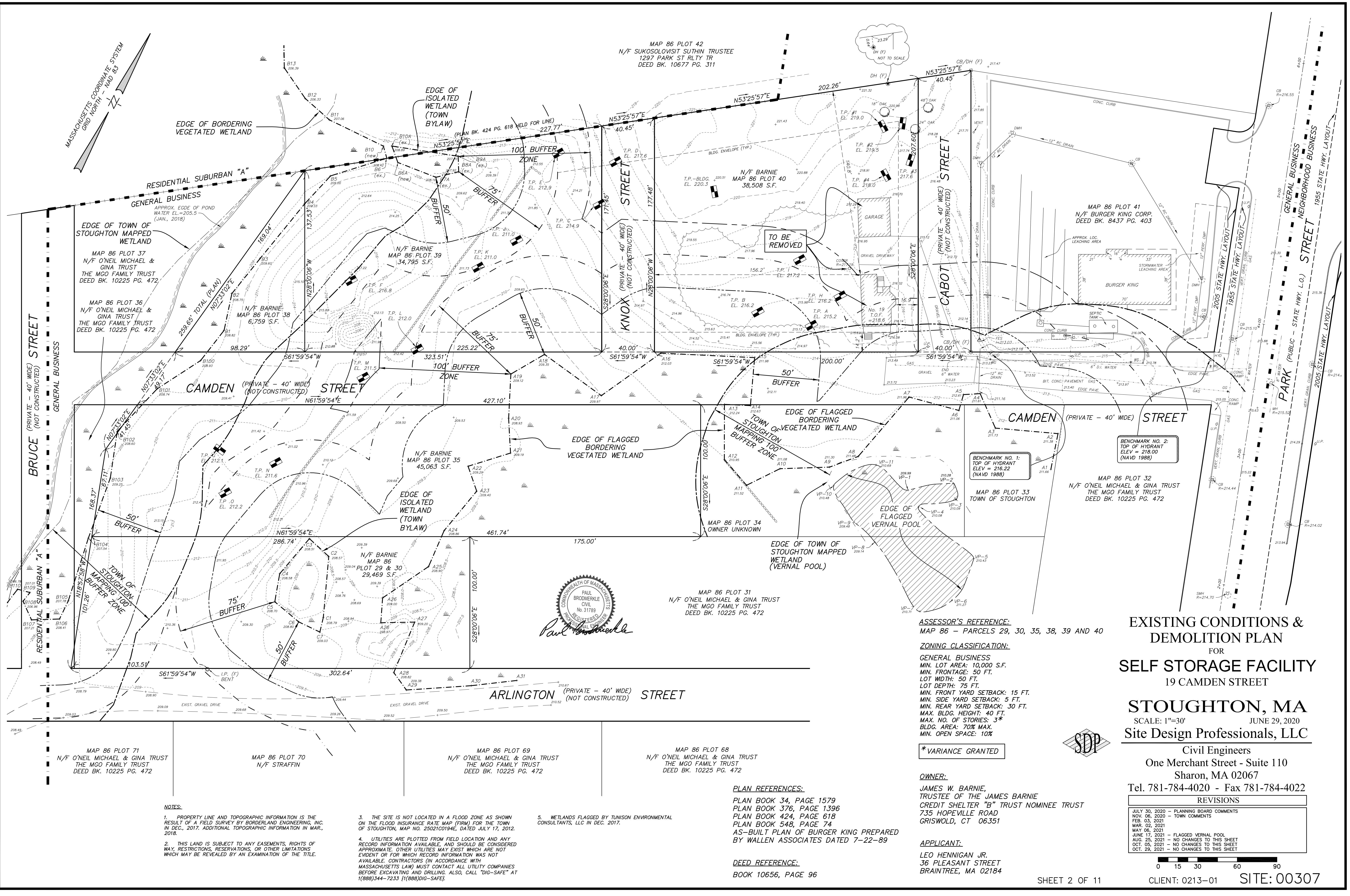
Owner:

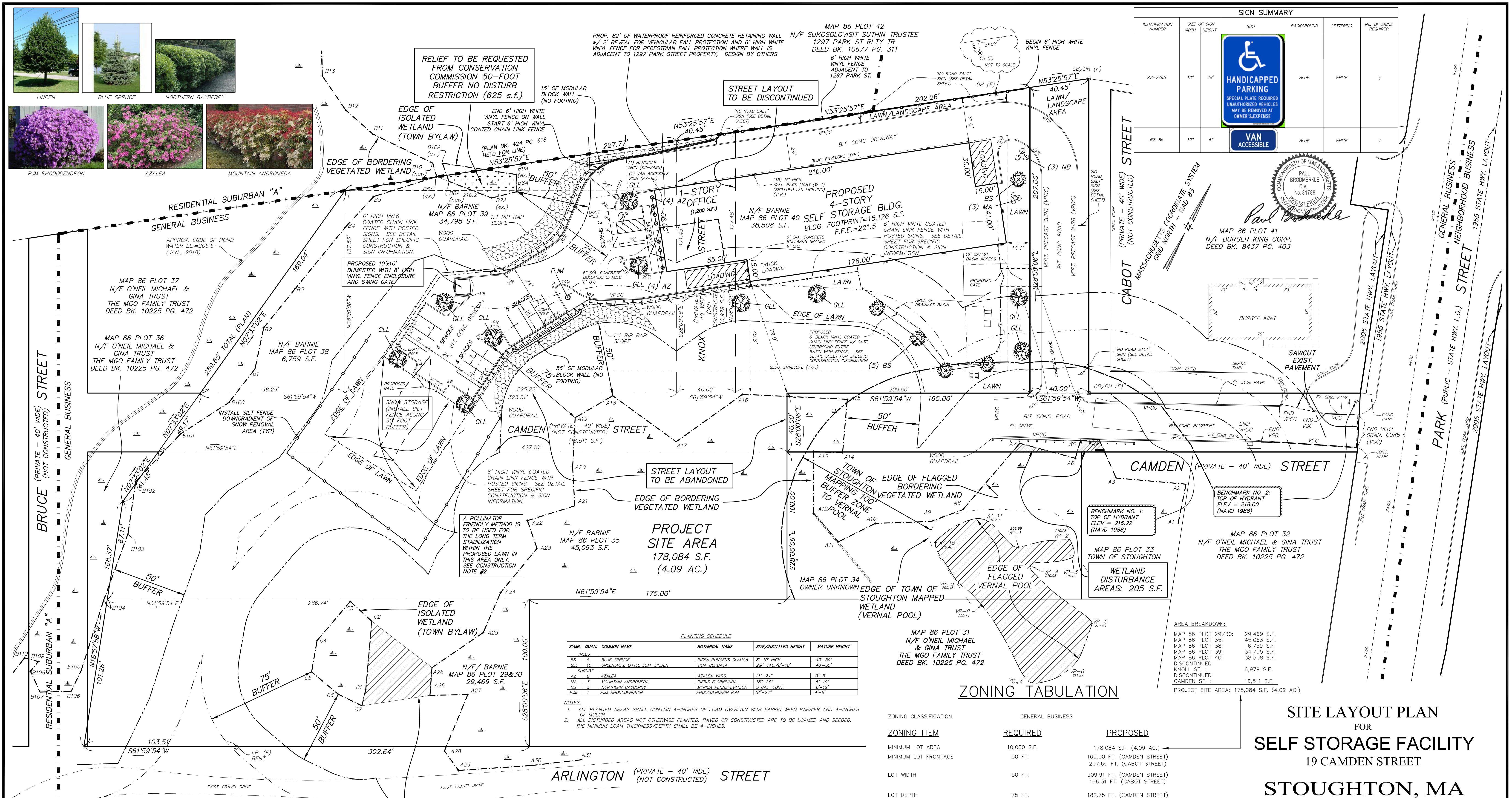
James W. Barnie
Trustee of the James Barnie
Credit Shelter "B" Trust Nominee Trust
735 Hopeville Road
Griswold, CT 06351

Applicant:

Leo Henningan Jr.
36 Pleasant Street
Braintree, MA 02184







**SITE LAYOUT PLAN
FOR
SELF STORAGE FACILITY
19 CAMDEN STREET**

STOUGHTON, MA

SCALE: 1 - 30 JUNE 29, 2020
Site Design Professionals, LLC

Civil Engineers

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067

Sharon, MA 02067
414020 Fax 781 784 40

tel. /81-/84-4020 - Fax /81-/84-4022
DELIVISIONS

JULY 30, 2020 PLANNING BOARD COMMENTS

PLANNING BOARD COMMENTS
OWN COMMENTS
OWN COMMENTS

MAR. 02, 2021 – CONSERVATION COMMISSION FILING
MAY 06, 2021 – CONSERVATION COMMISSION COMMENTS
JUNE 17, 2021 – CONSERVATION COMMISSION COMMENTS

MINING BOARD COMMENTS

OCT. 29, 2021 – PLANNING BOARD COMMENTS

CLIENT: 0213-01 SITE: 00307

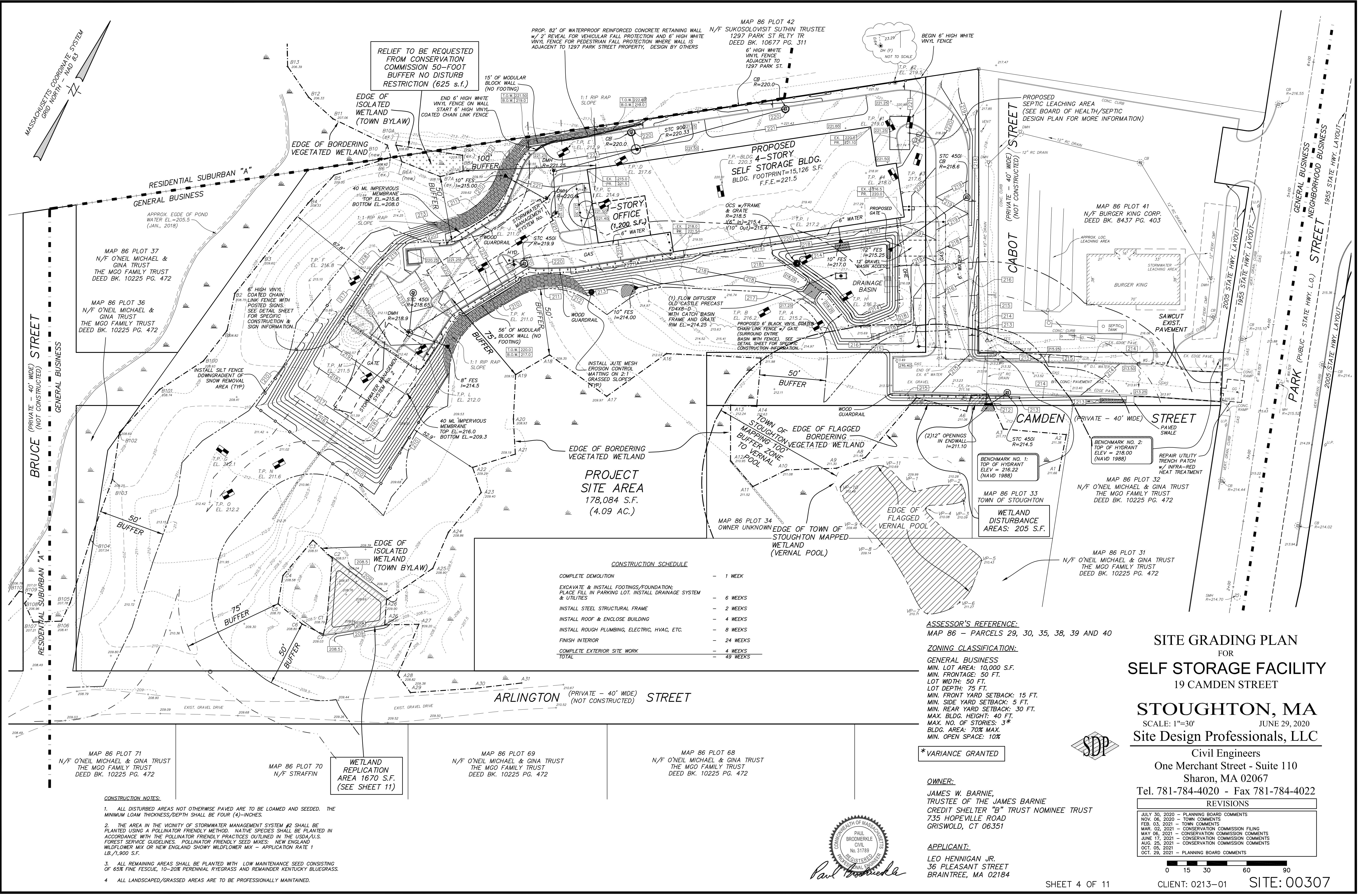
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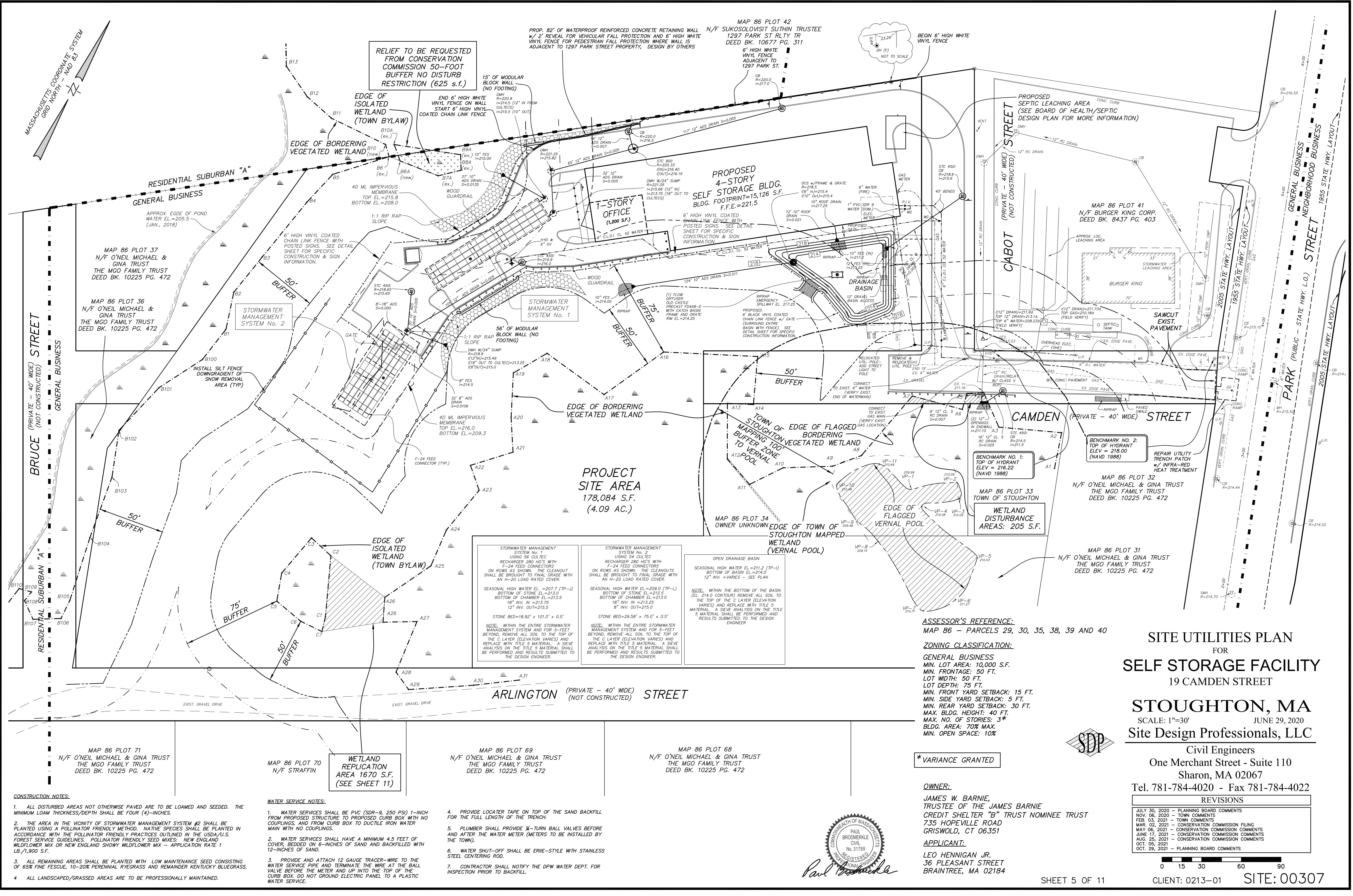
SHEET 3 OF 11

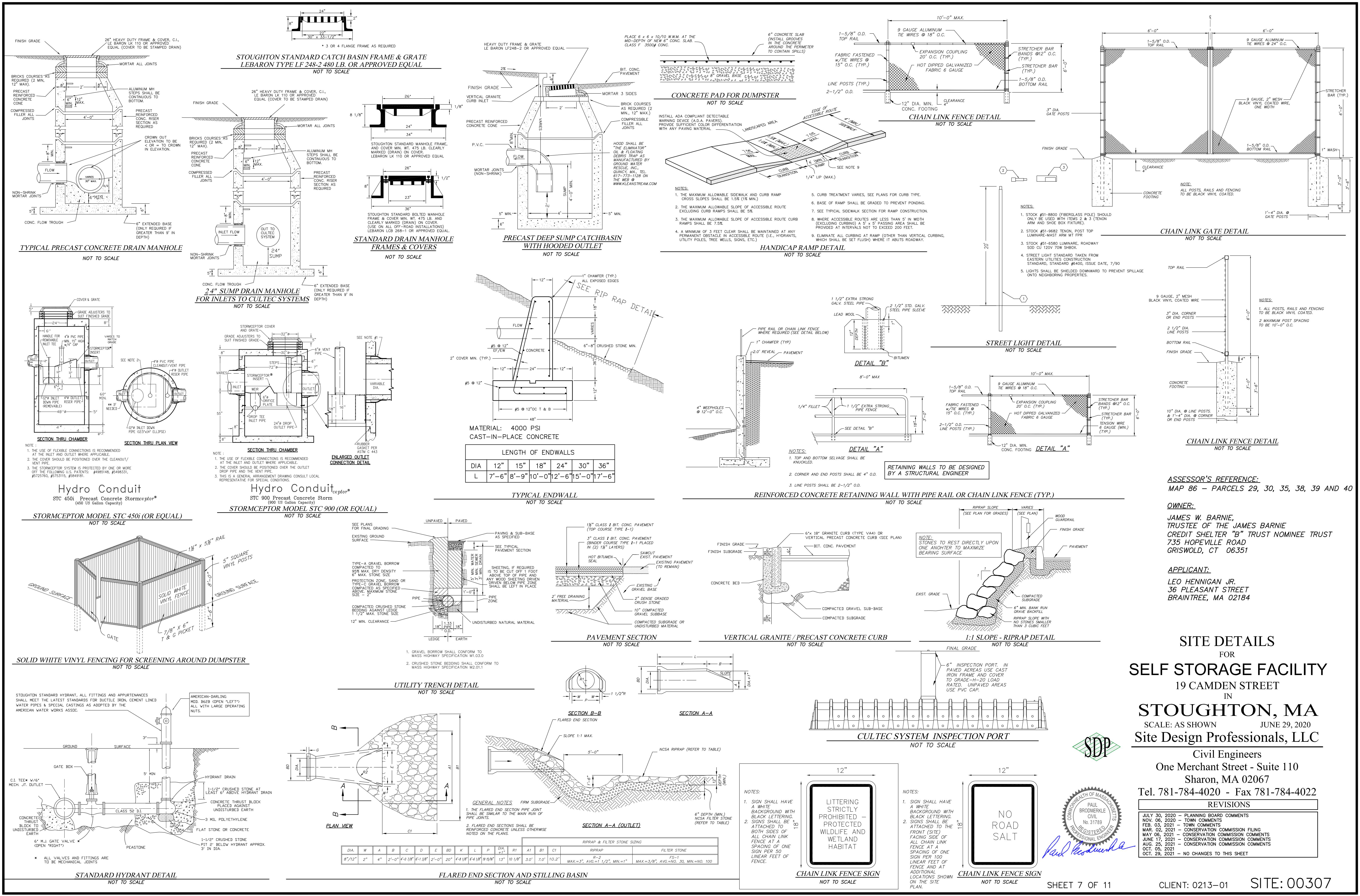
IENT: 0213-01

SITE: 00307

SITE: 0030







ASSESSOR'S REFERENCE:
MAP 86 - PARCELS 29, 30, 35, 38, 39 AND 40

OWNER:

JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

APPLICANT:

LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

SITE DETAILS

FOR

SELF STORAGE FACILITY
19 CAMDEN STREET

IN

STOUGHTON, MA

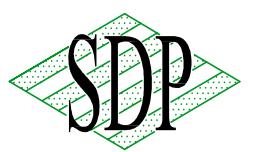
SCALE: AS SHOWN
JUNE 29, 2020
Site Design Professionals, LLC

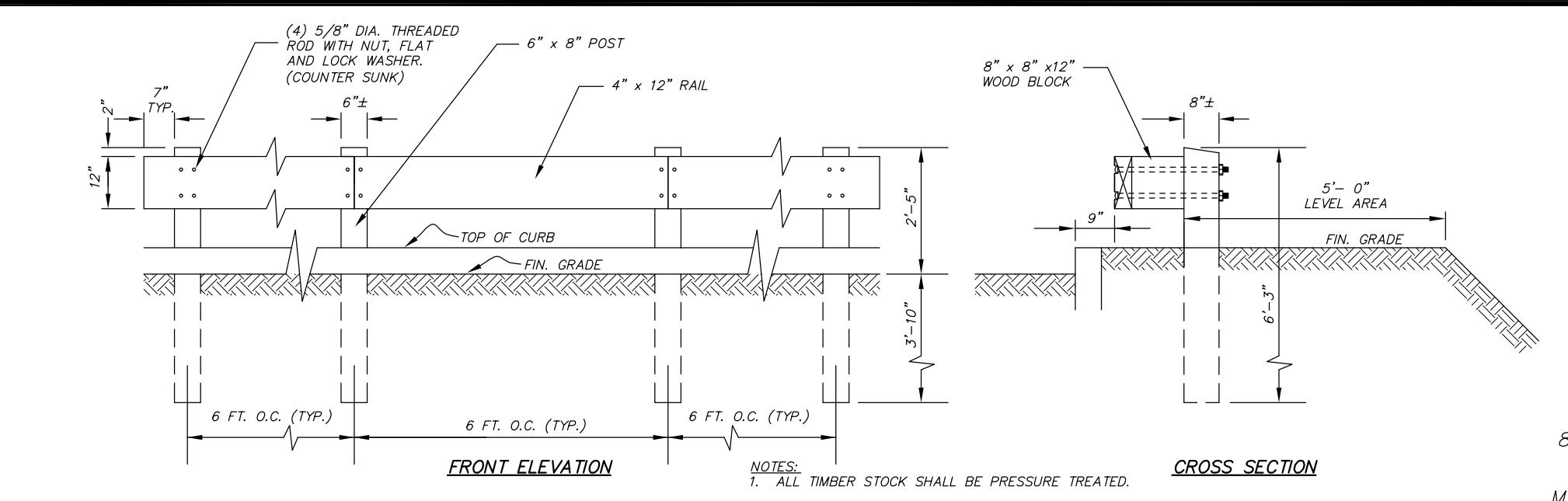
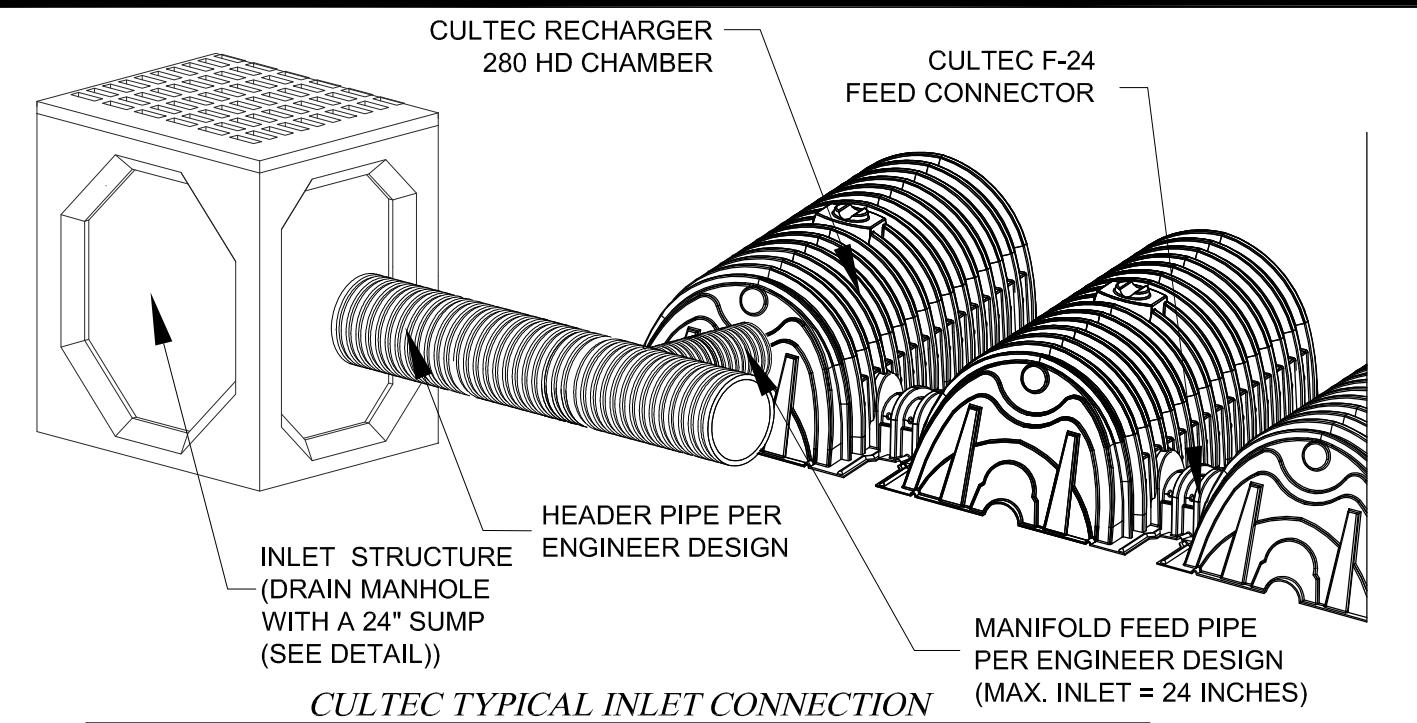
Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

JULY 30, 2020 - PLANNING BOARD COMMENTS
NOV. 06, 2020 - TOWN COMMENTS
FEB. 01, 2021 - CONSERVATION COMMISSION COMMENTS
MAR. 02, 2021 - CONSERVATION COMMISSION FILING
MAY 06, 2021 - CONSERVATION COMMISSION COMMENTS
JUN. 17, 2021 - CONSERVATION COMMISSION COMMENTS
OCT. 05, 2021 - CONSERVATION COMMISSION COMMENTS
OCT. 29, 2021 - NO CHANGES TO THIS SHEET



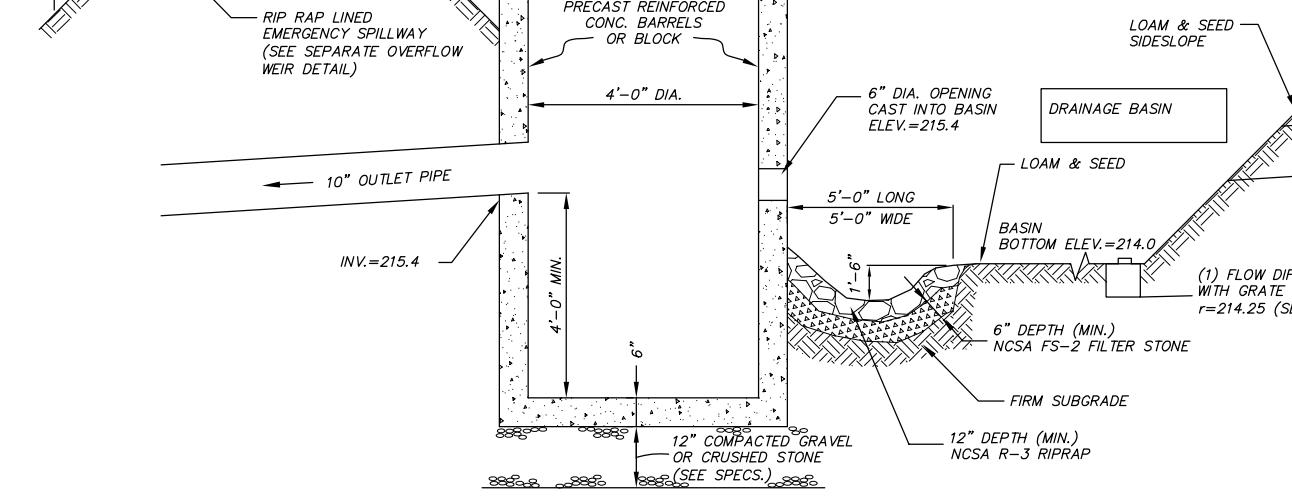


T.P.-A 09/04/18 0" A 18" B 34" C	T.P.-B 09/04/18 0" A 15" B 24" C	T.P.-C 09/04/18 0" A 6" B 12" C	T.P.-D 09/04/18 0" A 6" B 12" C	T.P.-E 09/04/18 0" A 6" B 12" C	T.P.-F 09/04/18 0" A 6" B 24" C1 50" C2	T.P.-G 09/04/18 0" A 18" B 36" C2
215.2± 213.7 212.4	216.2± 215.0 214.2	214.9± 214.4 213.9	217.6± 217.1 216.6	212.9± 212.4 211.9	216.8± 216.3 214.8	212.1± 210.6 209.1
SANDY LOAM TOPSOIL SANDY LOAM SUBSOIL LOAMY SAND F-C SAND, <10% GRAVEL, HARD IN PLACE						
208.2 108" NO WATER MOTTLING @42" (EL. 211.7) NO REFUSAL	207.2 108" NO WATER MOTTLING @52" (EL. 211.9) NO REFUSAL	207.9 84" NO WATER MOTTLING @48" (EL. 210.9) NO REFUSAL	212.6 60" NO WATER NO MOTTLING NO REFUSAL	207.9 60" NO WATER NO MOTTLING NO REFUSAL	209.8 84" NO WATER MOTTLING @64" (EL. 211.5) NO REFUSAL	206.1 72" NO WATER NO MOTTLING NO REFUSAL

CULTEC TYPICAL INLET CONNECTION

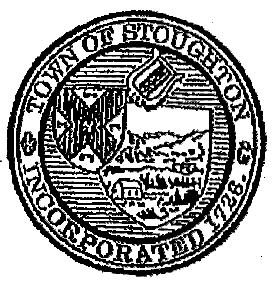
NOT TO SCALE

NOTE: ALL FILL MATERIAL WITHIN 5' OF THE BOTTOM AND SIDES OF THE STONE SURROUNDING THE RECHARGE STRUCTURES SHALL BE TITLE 5 PERC. SAND. (TYP.)



SECTION

NOT TO SCALE



RECEIVED
STOUGHTON, MASS.

2021 DEC 15 P 3:06

OFFICE OF
THE TOWN CLERK

TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

Site Plan Approval and Special Permit for
19 Camden Street
Camden Case SP #20-001

Date: December 9, 2021

Applicant: Leo Hennigan, Jr.
36 Pleasant Street
Braintree, MA 02184

Owner: James W. Barnie, Trustee of the
James Barnie Credit Shelter "B" Trust
Nominee Trust
735 Hoperville Road
Griswold, CT 06351

Representative: Site Design Professionals, LLC
One Merchant Street, #110
Sharon, MA 02067

Property: 19 Camden Street (Assessor's Map 36, Lots 30, 35, 38, 39 & 40)

I) Project Summary

The proposed project includes the construction of a four (4) story self-storage facility and associated parking and utilities. Pursuant to Section 10.6.2.1, the project requires Full Site Plan Review and pursuant to Section 6.1.6 and 6.1.9, the project requires a Special Permit for a reduction in the minimum number of required parking spaces.

II) Procedural History

- A) Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on July 2, 2021.
- B) Application for a Special Permit was made by the above referenced applicant and owner and filed with the Planning Board on November 15, 2021.
- C) The Site Plan submitted for review to the Planning Board is titled "Site Plan for Self Storage Facility, 19 Camden Street in Stoughton, Massachusetts" prepared by Site Design Professionals, LLC, One Merchant Street, Suite 110, Sharon, MA 02067 dated June 29,

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the Planning Board.

- 5. An additional sheet shall be added to the site plan set that contains a scanned copy of the endorsed decision from the Planning Board.
- 6. The Applicant is responsible for the filing of this decision with the Registry of Deeds.
- 7. The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.
- 8. All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.
- 9. The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.
- 10. The project shall be constructed in compliance with the Order of Conditions issued by the Conservation Commission DEP # 298-0845 and dated August 19, 2021.
- 11. No site activity shall take place at the property under the Site Plan and Special Permit without proper authorization and permitting from all local and state agencies, as required.
- 12. Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
- 13. All required inspection fees shall be paid through the Engineering Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first in accordance with the fee schedule dated March 23, 2017.
- 14. The cost of any necessary outside testing, inspectional or other services required by any town department as part of the development process shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.
- 15. Any required easements, licenses, permits or grants of usage required as part of the development process for the project shall be obtained by the applicant prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
- 16. The Applicant shall submit final construction plans to the Engineering Department and the Public Works Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
- 17. Required soil and erosion control measures shall be erected and serviceable prior to any site activity. For purposes of controlling erosion, all grades exposed for greater than a 30-day period shall be stabilized.
- 18. The Applicant shall be responsible for ensuring that any trucks involved in hauling materials onto or off-site are properly covered and otherwise secured from spilling material along any street outside the site. Violation of this condition may lead to the

discontinuation of construction activities and/or permits and fines.

- 19. Wetting and stabilization of exposed grades shall occur as necessary to suppress dust generation. The use of municipal water for wetting of exposed grades and for other purposes associated with this approved operation shall require the prior written authorization of the Stoughton Public Works Department. Copies of said authorization must be filed by the Applicant with the Planning Board and the Building Commissioner prior to its use. Otherwise, the potable water shall be transported to the site from a lawful source outside of the Town of Stoughton or provided by private well.
- 20. A Final As-Built Plan that is stamped and signed by the fully-licensed civil engineer shall be submitted to the Engineering Department and the Planning Department along with a letter that details any differences between the as-built plan and the approved plan prior to the issuance any certificate of occupancy.

B) Special Conditions

- 1. During construction, the hours of operation shall be from 7:00 am until 6:00 pm Monday through Friday and 8:00 am until 5:00 pm on Saturday. No machinery shall be started or run prior to those start times. There shall be no construction activities on Sunday or any state or federal holiday.
- 2. An Operation & Maintenance and Long-Term Pollution Prevention Plan shall include the proposed maintenance of all site components including landscaping, fencing, walls, etc. This document shall be recorded with the Planning Board decision at the Registry of Deeds prior to the issuance of any Building Permit(s) and proof of recording shall be submitted to the Engineering Department.
- 3. The plans shall be updated according to the items specified in this review letter. The applicant shall submit a set of the construction plans to the Engineering Department.
- 4. A Stormwater Permit Application and fee shall be submitted for this project with the Engineering Department prior to the issuance of any building permit(s).
- 5. The applicant shall provide plans for the proposed fire alarm system and sprinkler system prior to the issuance of any Building Permit(s), if required by code.
- 6. The HVAC units shall be visually screened; if the unit is ground mounted with the use of vinyl stockade fencing, or where appropriate shall be surrounded by landscaping at a height high enough to obscure the unit, and if it is roof mounted shall not be visible from any side to the satisfaction of the Planning Board.
- 7. The applicant shall clean the entire drainage system at the end of construction.
- 8. Prior to commencement of construction, the applicant will be required to apply for a Water Connection Permit with the Public Works Department.
- 9. The Planning Board requires a cash bond in the amount to cover the full replacement cost of all landscaping prior to the issuance of a Certificate of Occupancy. The bond will be held by the Planning Board for one full growing season after installation.

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2020 and revised through October 29, 2021.

- D) The land shown on the Site Plan is located off of Camden Street and shown on Assessor's Map 36, Lots 30, 35, 38, 39 & 40 (the "Property") and is located in the General Business (GB) zoning district and consists of approximately 4.09 acres of lot area.
- E) A public hearing on the Site Plan Application was held on January 14, 2021 and on several other meetings during December 9, 2021.
- F) A public hearing on the Special Permit Application was held on December 9, 2021.

II) Application Submittals

- 1. The Site Plan submitted for review to the Planning Board is titled "Site Plan for Self Storage Facility, 19 Camden Street in Stoughton, Massachusetts" prepared by Site Design Professionals, LLC, One Merchant Street, Suite 110, Sharon, MA 02067 dated June 29, 2020 and revised through October 29, 2021.
- 2. Stormwater Report prepared by Site Design Professionals, LLC dated June 29, 2020 and revised through October 5, 2021.
- 3. Stormwater Runoff Analysis prepared by Site Design Professionals, LLC dated June 11, 2020 and revised through November 10, 2020.
- 4. Development Impact Report prepared by Site Design Professionals, LLC dated January 2021.
- 5. Traffic Impact Assessment prepared by Site Design Professionals, LLC dated January 2021.

III) Related Documents

- 1. Copy of the Legal Public Hearing notice for the public hearing for Site Plan Approval from the edition of the Journal-Sun dated December 30, 2020 and January 6, 2021.
- 2. Copy of the Legal Public Hearing notice for the public hearing for Special Permit from the edition of the Journal-Sun dated November 24, 2021 and December 1, 2021.
- 3. Certified List of Abutters dated June 29, 2020.
- 4. Zoning review letter from Jack Erickson, Building Commissioner, dated December 28, 2020.
- 5. Comment letter from John Charbonneau, Town Planner, dated November 24, 2020 and revised on October 14, 2021.
- 6. First Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated August 8, 2020.
- 7. Second Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated December 17, 2020.
- 8. Third Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated February 8, 2021.
- 9. Fourth Technical Review comment letter from Craig Horsfall, Assistant Town Engineer, dated October 13, 2021.
- 10. Comment email from Larry Perry, Sanitarian, dated October 15, 2021.
- 11. Comment letter from Sgt. James O'Connor of the Police Department dated July 10, 2020.
- 12. Comment email from Captain James Rush of the Fire Department dated October 15, 2021.
- 13. Order of Conditions from the Conservation Commission dated September 21, 2021.
- 14. Comment letter from James Conlon, Conservation Agent, dated July 15, 2020.

- 15. Letter to the Planning Board from Blatman, Bobrowski & Haverty, LLC dated September 24, 2021.

IV) Findings

- 1. The Planning Board finds that the applicant has submitted the required information for determination of approval of the Site Plan pursuant to Section 10.6 and the Special Permit pursuant to Section 6.1.6 and 6.1.9.
- 2. The Planning Board finds that the proposed use will not be detrimental to this district or the surrounding neighborhood and will not create noise, dust, odor or visual impacts that will have a negative effect.
- 3. After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Conservation Commission, Department of Public Works and the Engineering Department, the Planning Board analyzed all the comments and reports received. There were several productive in-house meetings with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering Department throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.
- 4. The Planning Board, in granting the Applicant's request for a Site Plan Approval and Special Permit pursuant to the provisions of Section 10.6 "Site Plan Approval", Section 6.1.6 "Table of Off-Street Parking Regulations" and Section 6.1.9 "Special Permit" found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.

V) Decision

A) General Conditions

- 1. This decision for Site Plan Approval and Special Permit shall expire in two (2) years from the filing date of this decision unless substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant at the discretion of the Planning Board.
- 2. Prior to commencement of construction, a revised full set of approved plans and calculations, showing any required changes to the Site Plan required by this decision shall be submitted to the Planning Board for its records. The Planning Board decision shall be scanned onto and incorporated into the approved Site Plan/Special Permit plan set on the last page of the plan and shall be submitted to the Planning Department.
- 3. Electronic PDF copies of the approved plans shall be submitted to the Engineering Department and the Planning Department following endorsement and recording. The plans shall also be submitted to the Engineering Department in AutoCAD format.
- 4. Any modification(s) affecting the approved site plan, this decision or any other action or condition approved under this decision shall be subject to the review and approval of the Planning Board prior to implementing said modification(s) on the ground. Minor modifications may not require an additional public hearing, which is at the discretion of

3

VI) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to approve the Site Plan based on the above stated facts, findings and conditions. They further voted to authorize the Chair to endorse the decision on their behalf.

On this day of December 9, 2021.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Paul Deinusz

Jonathan Garland

Senesie Kabiba

Cc: Town Clerk;
Applicant;
Interested Parties:

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on December 13, 2021.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman

OWNER:

JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

APPLICANT:

LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184

PLANNING BOARD DECISION

FOR

SELF STORAGE FACILITY

19 CAMDEN STREET

IN

STOUGHTON, MA

NOT TO SCALE

NOV. 6, 2020

Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

NOV. 06, 2020 - SHEET ADDED TO PLAN SET
FEB. 03, 2021 -
MAR. 02, 2021 - CONSERVATION COMMISSION FILING
MAY 06, 2021 - CHANGES TO THIS SHEET
JUN. 17, 2021 - NO CHANGES TO THIS SHEET
AUG. 25, 2021 - NO CHANGES TO THIS SHEET
OCT. 05, 2021 - NO CHANGES TO THIS SHEET
OCT. 29, 2021 - NO CHANGES TO THIS SHEET

WETLAND RESTORATION GUIDELINE FOR SCHEDULE AND SEQUENCING

WETLAND REPLACEMENT (PER 310 CMR 10.55(4))

REFER TO DEP GUIDANCE DOCUMENT NO. BDP/DWM/WETG02-2 "MASSACHUSETTS INLAND WETLAND REPLACEMENT GUIDELINES", EFFECTIVE MARCH 1, 2002 ("REPLICATION GUIDELINES").

IN AN ATTEMPT TO PRESERVE THE FUNCTIONS OF A NATURALLY OCCURRING WETLAND, THE REPLACEMENT AREA SHOULD MIMIC THE NATURAL WETLANDS PHYSICAL CHARACTERISTICS AS CLOSELY AS POSSIBLE.

PRIOR TO THE START OF WETLAND REPLACEMENT, DETAILED MEASUREMENTS OF THE DEPTH OF THE SOIL "O" AND "A" HORIZONS WITHIN THE WETLAND BEING LOST DURING CONSTRUCTION SHALL BE CONDUCTED. THE PROJECT SHALL USE THIS INFORMATION TO DETERMINE THE SUBSOIL TO BE REUSED FOR REPLACEMENT, THE AMOUNT OF SOIL TO BE REMOVED, AND TO CALCULATE THE NEED FOR ADDITIONAL SOIL MATERIALS. THE TOP 12 INCHES OF SOIL FROM THE ORIGINAL WETLAND MUST BE TRANSPLANTED WITH SOIL STRUCTURE, ESPECIALLY LAMINATION AND DENSITY PROFILE, INTACT TO THE REPLACEMENT AREA. THIS IS INTENDED TO PRESERVE PLANT, INVERTEBRATE AND PLANKTONIC COMMUNITIES OF THE WETLAND AND INHIBIT THE BLOOMING OF INVASIVE SPECIES.

THE REPLACEMENT AREA IS TO BE EXCAVATED FIRST; HOWEVER, BEFORE THE VEGETATED WETLAND IS DISTURBED, THE REPLACEMENT AREA WILL BE CLEARLY MARKED TO SHOW THE BOUNDARIES OF THE WORK AREA. PLANTS AND TREES TO REMAIN IN THE REPLACEMENT AREA SHALL BE EXCAVATED, ROOTS INTACT, BALLED AND SET ASIDE FOR REPLANTING IN THE REPLACEMENT AREA. THE DOMINANT PLANTS TO BE TRANSPLANTED SHALL BE DECIDED BY THE WETLAND SCIENTIST PRIOR TO COMMENCEMENT OF WORK. THE COMMISSION SHALL BE GIVEN NOTICE PRIOR TO ANY WETLAND DISTURBANCE.

WETLAND PLANTINGS ARE TO BE PERFORMED BETWEEN APRIL 15 AND MAY 30, OR BETWEEN AUGUST 31 AND OCTOBER 15. NO PLANTING SHOULD BE PERMITTED WHEN FLOODED CONDITIONS EXIST.

EROSION CONTROL BARRIERS SHALL BE PLACED AROUND THE PROPOSED WETLAND REPLACEMENT AREA PRIOR TO THE START OF CONSTRUCTION (SEE SOIL EROSION AND SEDIMENT CONTROL PLAN-SHEET 9 OF 11).

SOIL MATERIALS TO BE REUSED (IF APPLICABLE, FROM THE WETLAND LOST DURING CONSTRUCTION) SHOULD BE REMOVED AND PLACED IN THE PREPARED REPLACEMENT AREA WITHIN ONE DAY. IF THE SOILS ARE NOT REUSED IN THE SAME DAY, THEN THESE SOILS SHALL BE STOCKPILED FOR NO LONGER THAN 7 DAYS AND KEPT LOOSELY COVERED AND MOIST AT ALL TIMES.

THE PROPOSED REPLACEMENT AREA SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES BELOW THE ADJACENT WETLAND AND/OR PROPOSED FINAL GRADE. THE SUBSOIL WITHIN THE REPLACEMENT AREA SHALL BE EXAMINED BY THE PROFESSIONAL WETLAND SCIENTIST TO DETERMINE WHETHER IT IS FINE TEXTURED (FINE SANDY LOAM OR FINER, AS DEFINED BY NRCS STANDARDS). IF THE SUBSOIL IS COARSE TEXTURED, IT SHALL BE REPLACED WITH FINE TEXTURED MATERIAL TO ALLOW FOR THE DEVELOPMENT OF A CAPILLARY FRINGE BETWEEN THE GROUNDWATER AND THE SOIL SURFACE.

A MINIMUM OF 12 INCHES OF GOOD QUALITY, ORGANIC-RICH (>10% BY WEIGHT) TOPSOIL SHALL BE PLACED IN THE REPLACEMENT AREA. THIS SOIL MAY CONSIST OF SOIL REMOVED FROM THE WETLAND TO BE LOST DURING CONSTRUCTION OR FROM AN OUTSIDE SOURCE. THE SOIL MAY BE AMENDED WITH PEAT MOSS, PEAT HUMUS IN ORDER TO PROVIDE THE NECESSARY ORGANIC MATTER. SOILS FROM AN OUTSIDE SOURCE SHALL BE FREE OF CHEMICAL CONTAMINATION, STICKS, TRASH AND ROCKS. SOILS WITH A DIA. GREATER THAN 6-INCHES DIAMETER, REUSED WETLAND SOILS SHALL NOT BE SCREENED PRIOR TO USE IN ORDER TO AVOID REMOVAL OF EXISTING WETLAND VEGETATION. NO SOILS FROM AREAS CONTAINING INVASIVE SPECIES (LISTED ON THE PLAN) SHALL BE USED IN THE REPLACEMENT AREA.

FOLLOWING PLACEMENT OF TOPSOIL, A MINIMUM OF 48 HOURS SHALL PASS PRIOR TO PLANTING OF WETLAND VEGETATION TO ALLOW FOR REBOUND OF BURIED OR COMPACTED PEAT. THE FINAL GRADES SHALL BE ADJUSTED AS NECESSARY.

THE DOMINANT PLANTS SELECTED FROM THE DISTURBED AREA (IF APPLICABLE) SHALL BE PLANTED IN THE REPLACEMENT AREA. UPON COMPLETION, ADDITIONAL PLANTINGS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING CHART ON THIS SHEET.

FERTILIZER WITH A LOW NITROGEN CONTENT SHALL BE APPLIED WITH EACH SHRUB EITHER WORKED INTO THE SOIL WHEN PLANTING OR APPLIED AFTER PLANTING. THE ROOTS SHALL BE UNDERRIVED AND THE SOIL SHALL BE PACKED FIRMLY AROUND THEM. ONE INCHES OF WOOD CHIPS, LEAF LITTER OR PEAT MOSS SHALL BE PLACED AROUND THE SHRUBS. NO LIME SHALL BE APPLIED.

ALL DISTURBED AREAS WITHIN THE REPLACEMENT AREA SHALL BE OVER SEEDED WITH NEW ENGLAND WETMIX AT AN APPLICATION RATE OF ONE POUND PER 2,500 S.F. IMMEDIATELY AFTER SEEDING, THE WETLAND REPLACEMENT AREA SHALL BE MULCHED WITH WEED-FREE STRAW.

PLANT STOCK AND WETLAND SEED MIX ARE AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. OR BIGELOW NURSERIES, INC., NORTHBORO, MA.

THE WETLAND SCIENTIST SHALL VISIT THE REPLACEMENT AREA WITHIN 30 DAYS FOLLOWING PLANTING AND SEEDING AND AT REGULAR INTERVALS NOT TO EXCEED 90 DAYS FOR THE DURATION OF THE FIRST GROWING SEASON TO DETERMINE THE NEED FOR IRRIGATION AND ADDITIONAL FERTILIZATION AND TO INFORM THE SITE CONTRACTOR OF THESE REQUIREMENTS, AND PRESENT REPORTS TO THE COMMISSION WITHIN 7 DAYS OF THE SITE VISIT.

EROSION CONTROL MEASURES SHALL BE REMOVED UPON STABILIZATION OF THE REPLACEMENT AREA TO ALLOW FREE CIRCULATION OF WATER BETWEEN THE WETLAND REPLACEMENT AREA AND THE ADJACENT, NATURAL WETLAND.

THE WETLAND SCIENTIST SHALL INSPECT THE WETLAND REPLACEMENT AREA TWICE EACH YEAR, DURING LATE SPRING AND DURING THE MID TO LATE SUMMER OF THE FIRST TWO FULL GROWING SEASONS. THE WETLAND REPLACEMENT AREA IS TO BE INSPECTED TO ASSESS THE OVERALL CONDITION OF THE WETLAND IN TERMS OF GENERAL RESTORATION TO ESTIMATE THE PERCENT VEGETATIVE COVER. PLANTINGS SHALL BE WARRANTED FOR 2-YEARS.

THE SPRING INSPECTION SHALL INCLUDE MONITORING OF THE GROUND WATER ELEVATION WITHIN A SOIL PIT AT A MINIMUM OF 18 INCHES DEEP AT EACH OF THREE RANDOMLY DISTRIBUTED QUADRANTS. THE SUMMER INSPECTION SHALL INCLUDE GROUNDWATER ELEVATION MONITORING AND A VEGETATION SURVEY TO DETERMINE COMPLIANCE WITH THE GENERAL PLANTING AND SEEDING STANDARDS. THE WETLAND SURFACE BEING RESTORED, WHICH WITH INDIGENOUS WETLAND PLANT SPECIES WITHIN TWO GROWING SEASONS FOLLOWING PLANTING, VEGETATION MONITORING SHALL OCCUR WITHIN THREE RANDOMLY DISTRIBUTED QUADRANTS SAMPLED WITHIN THE TREE, SHRUB AND HERB STRATA.

REVEGETATION SHALL BE CONSIDERED SUCCESSFUL IF PERENNIAL VEGETATION CONTACTS 75% OR MORE OF EACH SQUARE YARD OF REPLACEMENT AREA, BASED ON REPRESENTATIVE RANDOM SAMPLING IN THE FIELD.

INSPECTION REPORTS AND MONITORING DATA SHEETS SHALL BE SUBMITTED TO THE COMMISSION WITHIN TWO WEEKS OF EACH INSPECTION. AN EXAMPLE MONITORING DATA SHEET CAN BE FOUND IN APPENDIX 4 OF THE "REPLICATION GUIDELINES". THE REPORT SHALL INCLUDE ALL DATA COLLECTED DURING THE INSPECTIONS AND PHOTOGRAPHS, AND SHALL INCLUDE RECOMMENDATIONS FOR ADDITIONAL PLANTINGS OR OTHER REMEDIAL WORK AS REQUIRED, TO ENSURE SUCCESSFUL WETLAND REPLACEMENT.

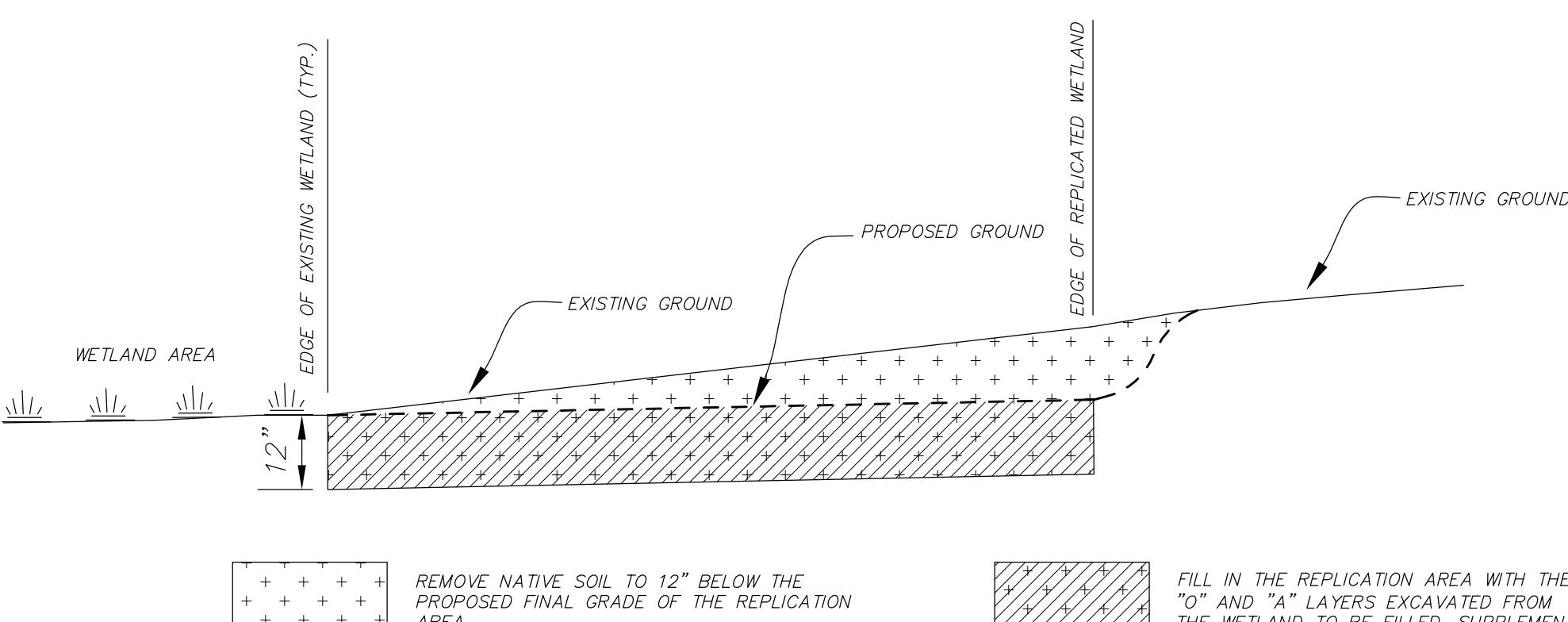
CONSTRUCTION NOTES:

1. ALL DISTURBED AREAS NOT OTHERWISE PAVED ARE TO BE LOAMED AND SEDED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE FOUR (4)-INCHES.

2. THE AREA IN THE VICINITY OF STORMWATER MANAGEMENT SYSTEM #2 SHALL BE PLANTED USING A POLLINATOR FRIENDLY METHOD. NATIVE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE POLLINATOR FRIENDLY PRACTICES OUTLINED IN THE USA/U.S. FOREST SERVICE GUIDELINES. POLLINATOR FRIENDLY SEED MIXES: NEW ENGLAND WILDFLOWER MIX OR NEW ENGLAND SHOWY WILDFLOWER MIX - APPLICATION RATE 1 LB./1,900 S.F.

3. ALL REMAINING AREAS SHALL BE PLANTED WITH LOW MAINTENANCE SEED CONSISTING OF 65% FINE FESCUE, 10-20% PERENNIAL RYEGRASS AND REMAINDER KENTUCKY BLUEGRASS.

4. ALL LANDSCAPED/GRASSED AREAS ARE TO BE PROFESSIONALLY MAINTAINED.



WETLAND RESTORATION CROSS SECTION (TYP.)
(NOT TO SCALE)

EROSION CONTROL NOTES:

1. 3-WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FILE FOR A NPDES CONSTRUCTION GENERAL PERMIT.

SYMB.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE
WH	3	WINTERBERRY HOLLY	ILEX VERTICILLATA	2'-3' MIN.
HB	6	HIGHBUSH BLUEBERRY	VACCINUM CORYMBOSUM	2'-3' MIN.
SP	3	SWEET PEPPER BUSH	CLETHRA ALNIFOLIA	2'-3' MIN.
RM	3	RED MAPLE	ACER RUBRUM	1.5" CAL.

PLANTING TREES AND SHRUBS IN THE REPLACEMENT AREA:

NOTE: SHRUBS SHALL BE PLANTED APPROX. 8'-10' ON-CENTER

SOILS FROM EXISTING WETLANDS CONTAINING THESE SPECIES SHOULD NEVER BE USED IN REPLACEMENT AREAS:

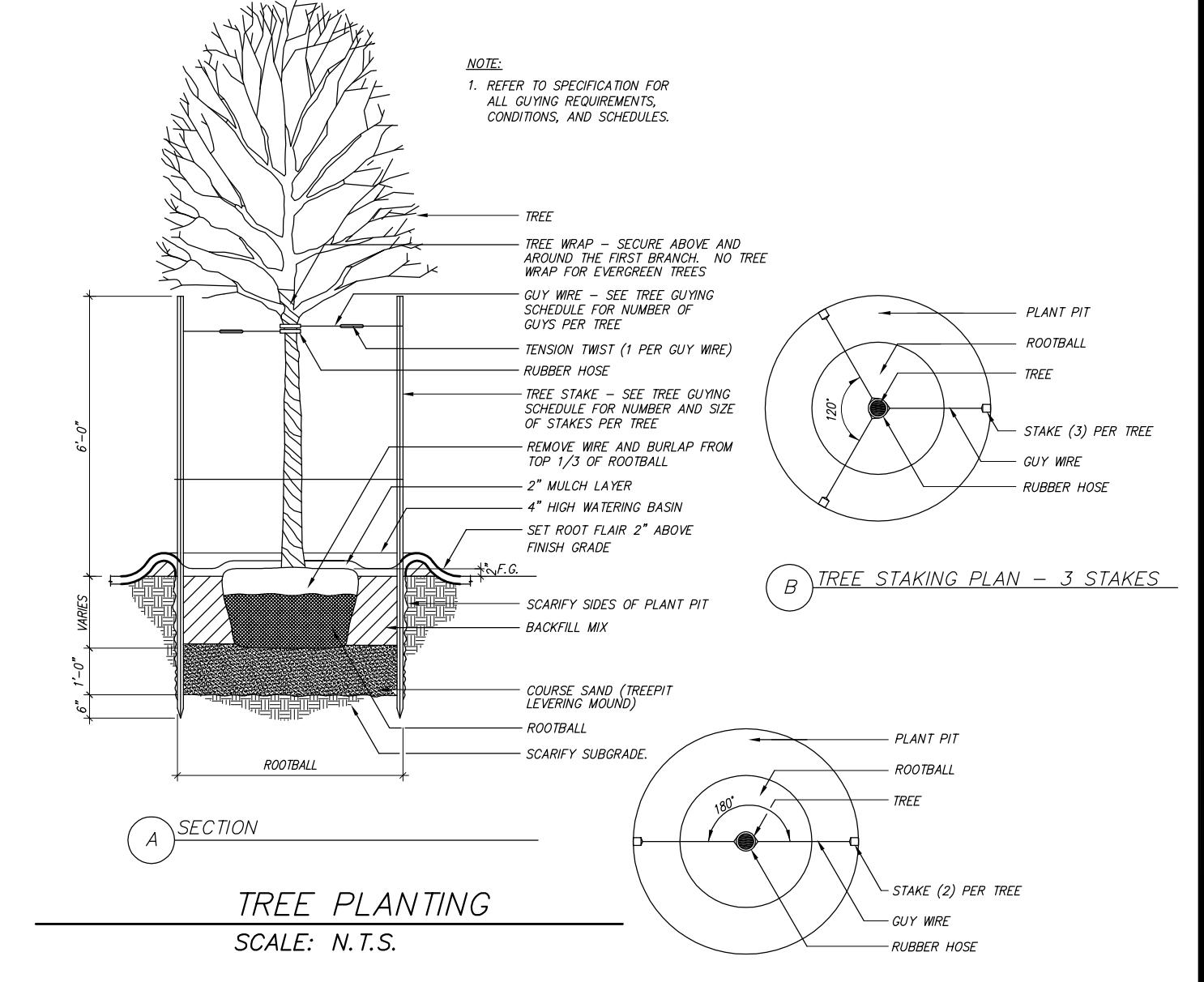
PURPLE LOOSESTRIFE (LYTHRUM SALICARIA)
PHRAGMITES (PHRAGMITES AUSTRALIS)
BUCKTHORN (RHAMNUS FRANGUL ALNUS)
HONEYSUCKLES (LONICERA SPP.)
GARLIC MUSTARD (ALLIARIA PETOLATA)
JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM OR FALLOUM JAPONICUM)
REED CANARY GRASS (PHALARIS ARUNDINACEA)
INTERSEED NIGHTSHADE (CELASTRUS ORBICULATUS)
BLACK SWALLOW-WORT (CYNANCHUM NIGRUM)
PALE SWALLOW-WORT (CYNANCHUM ROSSICUM)

1. DIG THE HOLE AS DEEP AS THE ROOT BALL AND TWICE AS WIDE.
2. CHECK TO SEE IF THE SOIL AROUND THE HOLE IS TOO HARD - IF IT IS, LOOSEN IT UP WITH A SHOVEL.
3. REMOVE THE CONTAINER FROM THE ROOT BALL. THE ROOTS.
4. PLACE THE PLANT IN THE HOLE, MAKING SURE THE SOIL IS AT THE SAME LEVEL ON THE PLANT AS WHEN IT GREW IN THE GARDEN CENTER. IF THE PLANT HAS BURLAP AROUND THE ROOT BALL, PLACE THE TREE IN THE HOLE AND THEN CAREFULLY UNTIE THE BURLAP.
5. FILL IN AROUND THE ROOT BALL WITH SOIL AND PACK THE SOIL TO BE SURE THERE ARE NO AIR POCKETS.
6. MAKE A DAM AROUND THE BASE OF THE PLANT AS WIDE AS THE HOLE WITH LEFT OVER SOIL TO HOLD IN WATER.
7. PLACE FINE AND COARSE WOODY DEBRIS WITHIN THE RESTORED AREA TO CREATE MICROTOPOGRAPHY. EXAMPLES ARE LOGS, VARIOUS SIZED BRANCHES, STUMPS, ROOTWADS AND LEAF LITTER.



SHRUB PLANTING

SCALE: N.T.S.



TREE PLANTING

SCALE: N.T.S.

ASSESSOR'S REFERENCE:
MAP 86 - PARCELS 29, 30, 35, 38, 39 AND 40

ZONING CLASSIFICATION:

GENERAL BUSINESS

MIN. LOT AREA: 10,000 S.F.

MIN. FRONTAGE: 50 FT.

LOT WIDTH: 50 FT.

LOT DEPTH: 75 FT.

MIN. FRONT YARD SETBACK: 15 FT.

MIN. SIDE YARD SETBACK: 5 FT.

MIN. REAR YARD SETBACK: 30 FT.

MAX. BLDG. HEIGHT: 40 FT.

MAX. NO. OF STORIES: 3*

BLDG. AREA: 70% MAX.

MIN. OPEN SPACE: 10%

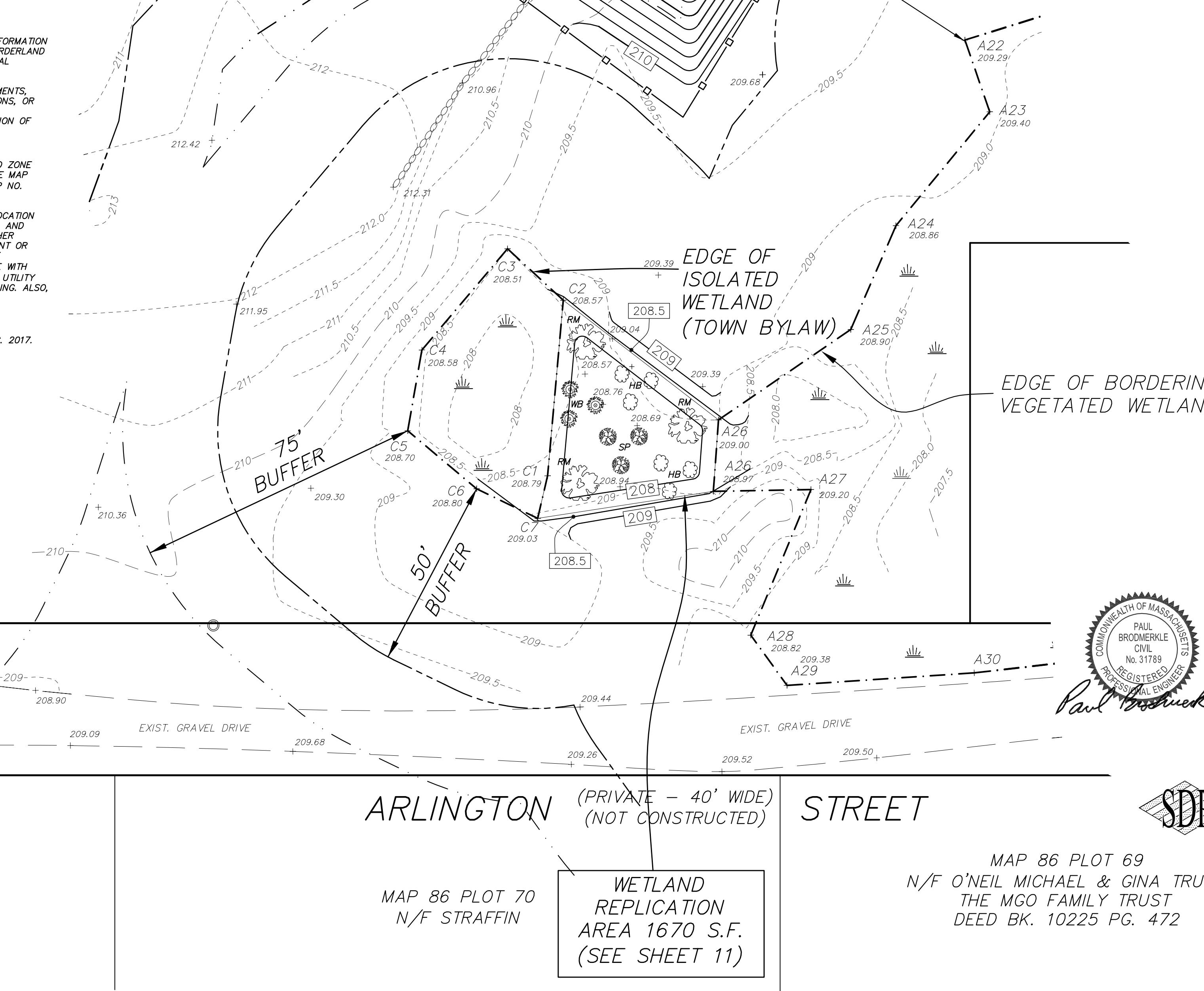
*VARIANCE GRANTED

OWNER:

JAMES W. BARNIE,
TRUSTEE OF THE JAMES BARNIE
CREDIT SHELTER "B" TRUST
NOMINEE TRUST
735 HOPEVILLE ROAD
GRISWOLD, CT 06351

APPLICANT:

LEO HENNIGAN JR.
36 PLEASANT STREET
BRAINTREE, MA 02184



MAP 86 PLOT 69
N/F O'NEIL MICHAEL & GINA TRUST
THE MGO FAMILY TRUST
DEED BK. 10225 PG. 472
MAP 86 PLOT 70
N/F STRAFFIN
WETLAND
REPLICATION
AREA 1670 S.F.
(SEE SHEET 11)



SDP

Civil Engineers

One Merchant Street - Suite 110
Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

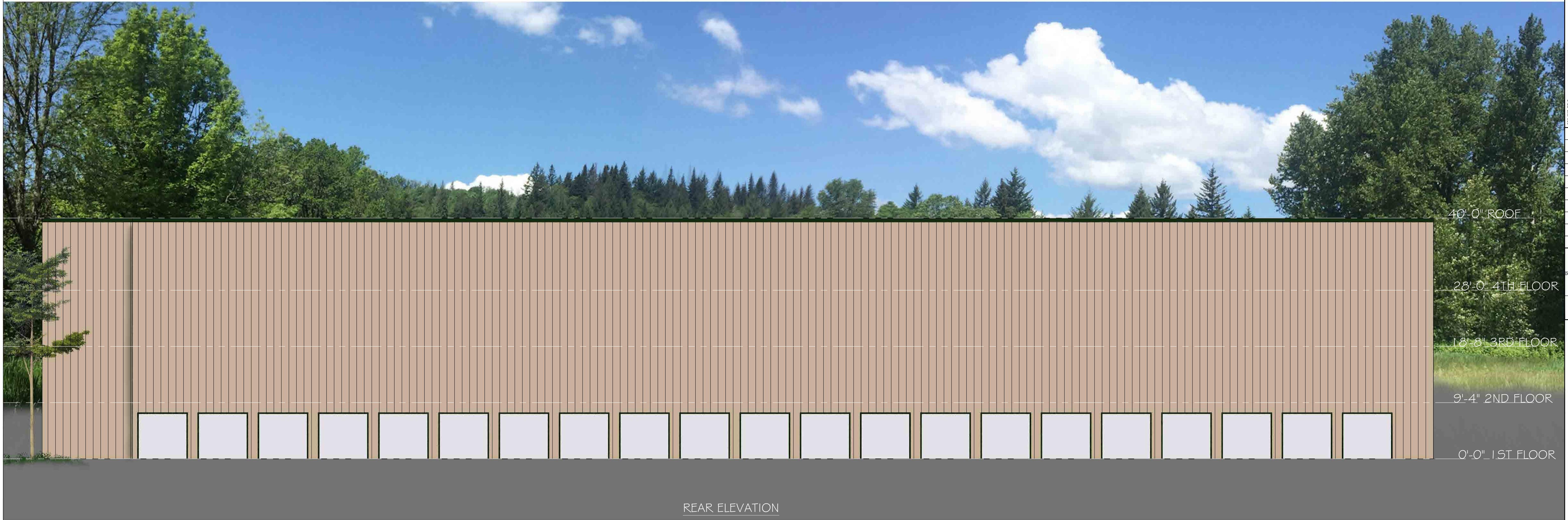
REVISIONS

MAR. 02, 2021 - SHEET ADDED TO PLAN SET
MAY 06, 2021 - CONSERVATION COMMISSION COMMENTS
JUNE 17, 2021 - CONSERVATION COMMISSION COMMENTS
AUG. 25, 2021 - CONSERVATION COMMISSION COMMENTS
OCT. 05, 2021 - NO CHANGES TO THIS SHEET
OCT. 29, 2021 - NO CHANGES TO THIS SHEET

0 10 20 40 150

SITE: 00307





FRONT BUILDING
REAR ELEVATION

DRAWING TITLE

A6

PROJECT TITLE

REV

DATE

12-18-20

DRAWN BY

LFH DRAFTING

SCALE

ARCHITECTURAL STAMP



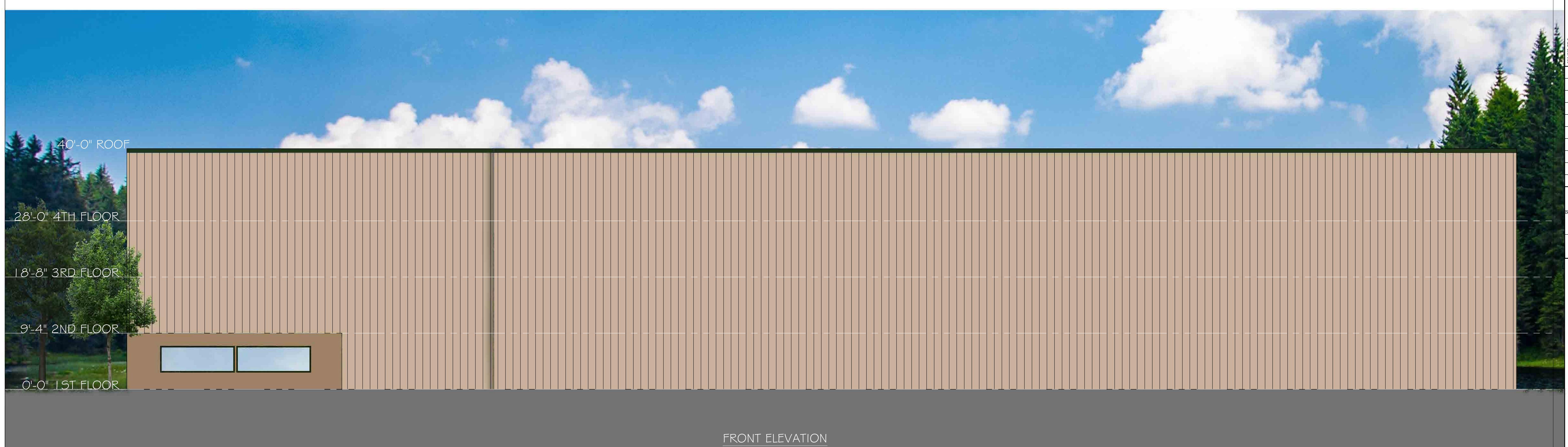
LEFT ELEVATION

FRONT BUILDING
LEFT ELEVATION

A7

ARCHITECTURAL STAMP	
REV.	
DATE	12-18-20
DRAWN BY	LFH DRAFTING
SCALE	1/4"=1'-0"

DRAWING TITLE



STREET VIEW
ELEVATION PLAN

A8

ARCHITECTURAL DRAWING

PROJECT TITLE

REV.

DATE

12-18-20

DRAWN BY

LFH DRAFTING

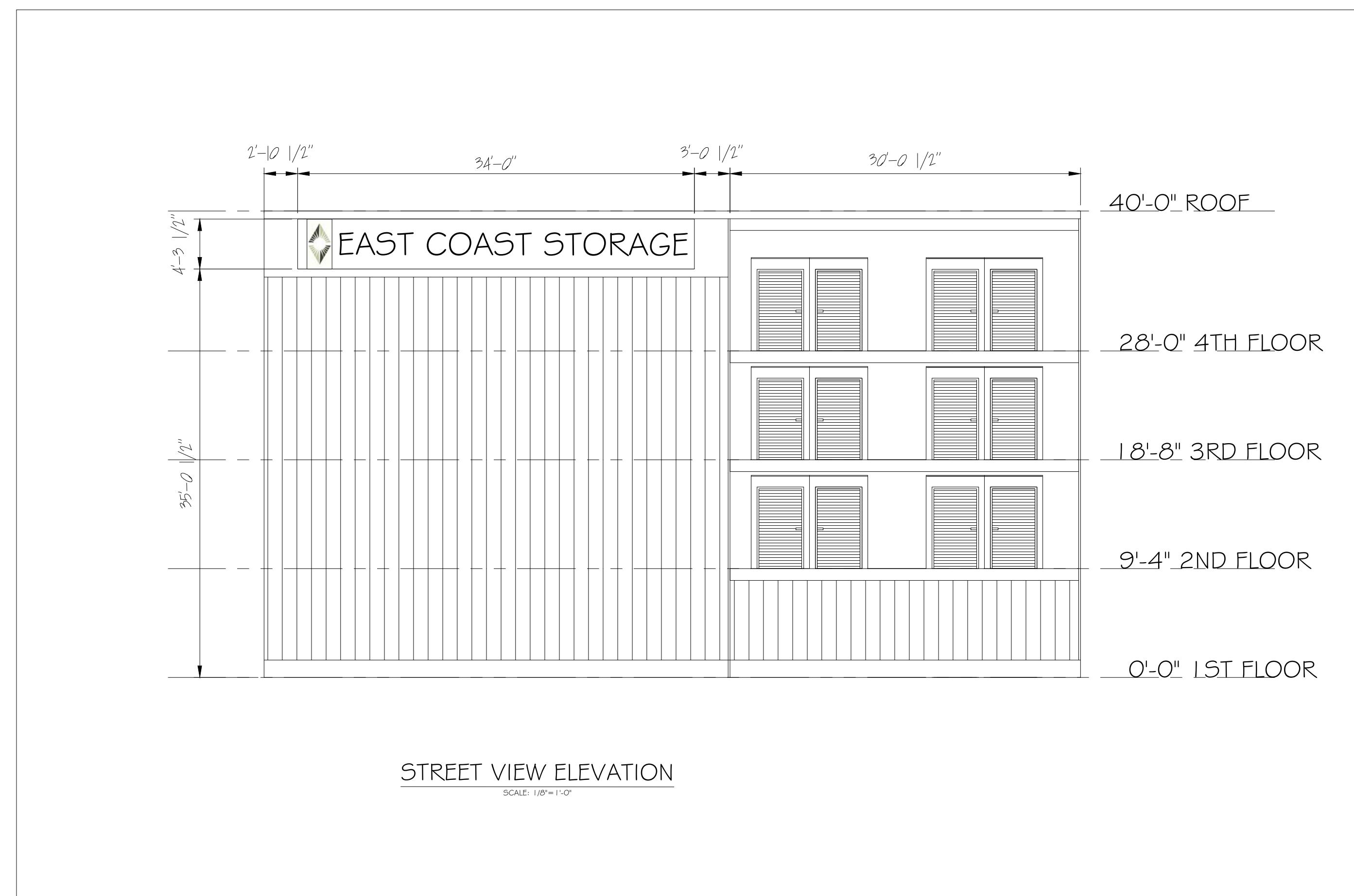
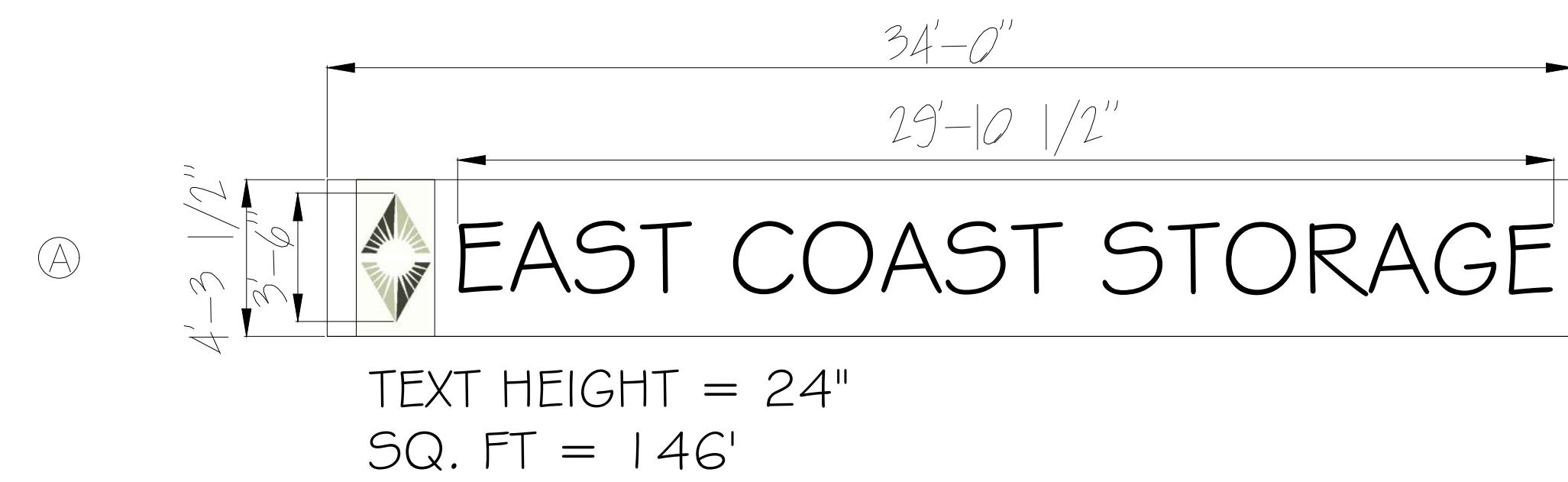
SCALE

1/4"=1'-0

DRAWING TITLE



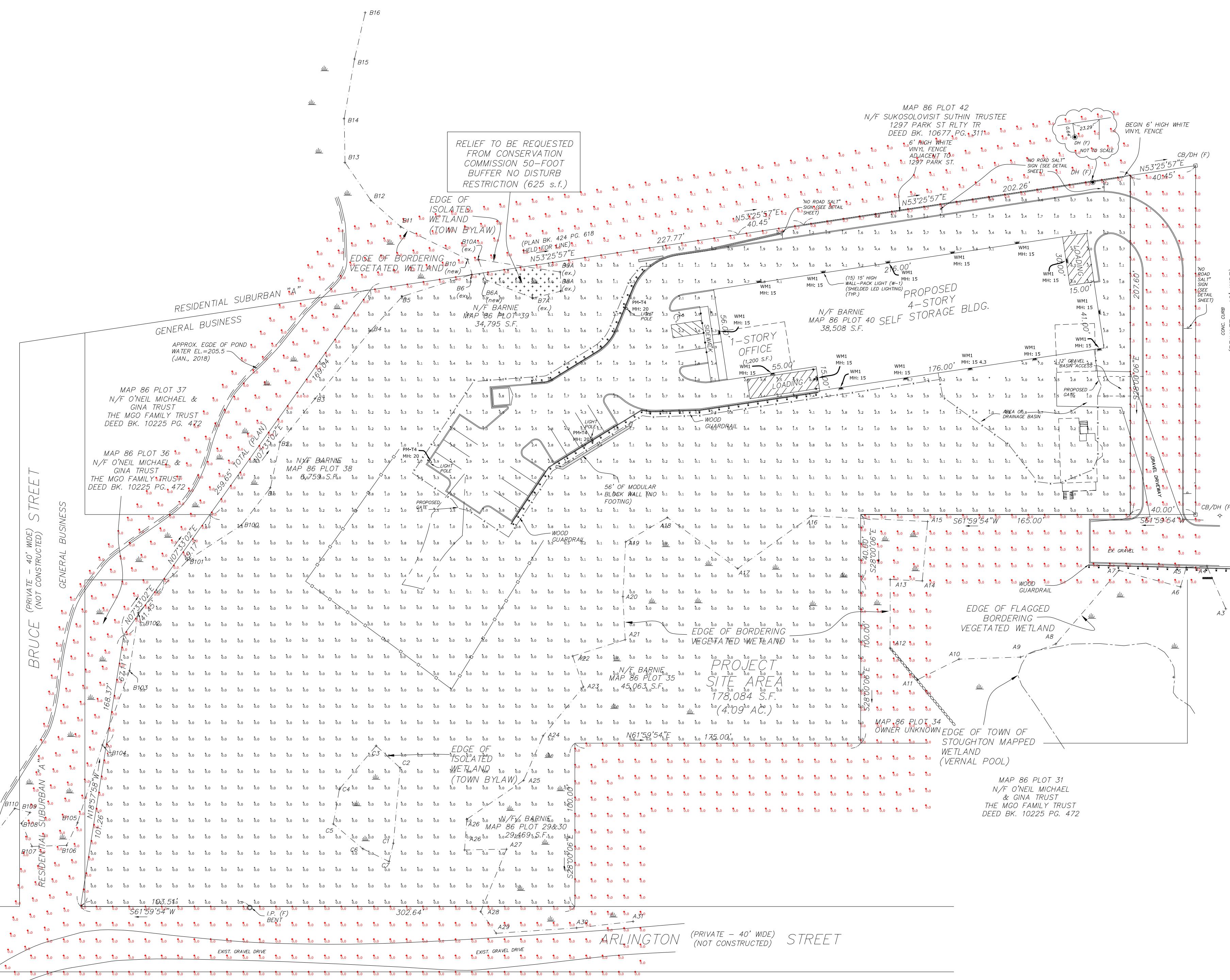
SIGN EQUIPMENT:
ACM BACKING MATERIAL W/
DIMENSIONAL PIN MOUNTED LED
LIT LETTERS + LOGO
DAISY CHAINED & FASTENED TO
BLOCKING. 6" DEPTH TYPICAL



S1

PROJECT TITLE		FISHER ASSOCIATES, INC	
Architects/Engineers/Planners		35 Fisher Road	
Weymouth, Massachusetts 02190		617/733-8404	
fisherassociates@comcast.net			
REV.		1-21-17	
DATE			
DRAWN BY		LFH DRAFTING	
SCALE		1/4"=1'-0"	
FRONT BUILDING LEFT ELEVATION			





Luminaire Schedule			
Symbol	Label	Qty	Part Number
WM1	15	Utopia Lighting # DWP2-2G-45LED-40K-UNV	0.900 44.78
PM-T4	3	Utopia Lighting # LSL-3G-100LED-40K-T4-UNV	0.900 99.99

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	Fc	0.05	2.7	0.0	N.A.
Site Points	Illuminance	Fc	0.72	8.6	0.0	N.A.

NOTES:

A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.

B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.

C. CALCULATION POINTS ARE TAKEN AT GRADE.

D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

