



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

MassDEP File Number:

SE 13- 969

OFFICIAL OFFICIAL

A. General Information

COPY

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: COHASSET CONSERVATION COMMISSION
Conservation Commission
- 2. This issuance is for (check one): a. Order of Conditions b. Amended Order of Conditions

- 3. To: Applicant:
 - a. First Name: Vincent
 - b. Last Name: Longo
 - c. Organization: _____
 - d. Mailing Address: 22 Bancroft Road
 - e. City/Town: Cohasset
 - f. State: MA
 - g. Zip Code: 02025

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: _____

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

- 5. Project Location:
 - a. Street Address: 22 Bancroft Road
 - b. City/Town: Cohasset
 - c. Assessors Map/Plat Number: 38
 - d. Parcel/Lot Number: 10 + 11

Latitude and Longitude, if known: e. Latitude _____ f. Longitude _____

- 6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
 - a. County: Norfolk
 - b. Certificate Number (if registered land): _____
 - c. Book: 10282
 - d. Page: 661

- 7. Dates:
 - a. Date Notice of Intent Filed: 1-26-09
 - b. Date Public Hearing Closed: 2-12-09
 - c. Date of Issuance: FEBRUARY 25, 2009

- 8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
 - a. Plan Title: Plan to Accompany NOI for 22 Bancroft Road, Cohasset, MA
 - b. Prepared By: Neil J. Murphy Associates, Inc.
 - c. Signed and Stamped by: Neil J. Murphy PLS
 - d. Final Revision Date: 1-22-09
 - e. Scale: 1" = 20'
 - f. Additional Plan or Document Title: _____
 - g. Date: _____



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

MassDEP File Number:

SE 13- 969

O F F I C I A L O F F I C I A L

B. Findings C O P Y C O P Y

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. 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.

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 these interests, 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).**

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

3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and wetland boundary (if available) 60
a. linear feet

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	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		



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

MassDEP File Number:

SE 13-969

O F F I C I A L O F F I C I A L

B. Findings (cont.) COPY

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
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 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

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

- 10. **Designated Port Areas** Indicate size under Land Under the Ocean, below
- 11. **Land Under the Ocean**

a. square feet	b. square feet
c. c/y dredged	d. c/y dredged
- 12. **Barrier Beaches** Indicate size under Coastal Beaches and/or Coastal Dunes below
- 13. **Coastal Beaches**

a. square feet	b. square feet	c. c/y nourishmt.	d. c/y nourishmt.
----------------	----------------	-------------------	-------------------
- 14. **Coastal Dunes**

a. square feet	b. square feet	c. c/y nourishmt.	d. c/y nourishmt.
----------------	----------------	-------------------	-------------------
- 15. **Coastal Banks**

a. linear feet	b. linear feet
----------------	----------------
- 16. **Rocky Intertidal Shores**

a. square feet	b. square feet
----------------	----------------
- 17. **Salt Marshes**

a. square feet	b. square feet	c. square feet	d. square feet
----------------	----------------	----------------	----------------
- 18. **Land Under Salt Ponds**

a. square feet	b. square feet
c. c/y dredged	d. c/y dredged
- 19. **Land Containing Shellfish**

a. square feet	b. square feet	c. square feet	d. square feet
----------------	----------------	----------------	----------------
- 20. **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. **Land Subject to Coastal Storm Flowage**

a. square feet	b. square feet
----------------	----------------



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

MassDEP File Number:

WPA Form 5 – Order of Conditions

SE 13- 969

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

O F F I C I A L O F F I C I A L

C. General Conditions Under Massachusetts Wetlands Protection Act

(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.
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.
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.
7. 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.
8. 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 this 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.
9. 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 SE 13-969"



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

MassDEP File Number:

WPA Form 5 - Order of Conditions

SE 13- 969

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

O F F I C I A L O F F I C I A L

C. General Conditions Under Massachusetts Wetlands Protection Act

10. 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.
11. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
12. The work shall conform to the plans and special conditions referenced in this order.
13. Any change to the plans identified in Condition #12 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. **The work associated with this Order is (1) is not (2) subject to the Massachusetts Stormwater Policy Standards. If the work is subject to the Stormwater Policy, the following conditions apply to this work and are incorporated into this Order:**
 - a) No work, including site preparation, land disturbance, construction and redevelopment, shall commence unless and until the construction period pollution prevention and erosion and sedimentation control plan required by Stormwater Standard 8 is approved in writing by the issuing authority. Until the site is fully stabilized, construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan, and if applicable, the Stormwater Pollution Plan required by the National Discharge Elimination System Construction General Permit.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

MassDEP File Number:

WPA Form 5 – Order of Conditions

SE 13- 969

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

O F F I C I A L O F F I C I A L

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

- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs until written approval is received from the issuing authority. To request written approval, the following must be submitted: illicit discharge compliance statement required by Stormwater Standard 10 and as-built plans signed and stamped by a registered professional engineer certifying the site is fully stabilized; all construction period stormwater BMPs and any illicit discharges to the stormwater management system have been removed; and all post-construction stormwater BMPs were installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure they are not damaged and will function properly.
- c) Prior to requesting a Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall submit to the issuing authority an Operation and Maintenance (O & M) Compliance Statement for the Stormwater BMPs. This Statement shall identify the responsible party for implementing the Operation and Maintenance Plan and also state that: 1. "Future responsible parties shall be notified in writing of their continuing legal responsibility to operate and maintain the stormwater management BMPs and implement the Pollution Prevention Plan; and 2. The Operation and Maintenance Plan for the stormwater BMPs is complete and will be implemented upon receipt of the Certificate."
- 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 Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the issuing authority shall presume that the responsible party for maintaining each BMP is the landowner of the property on which the BMP is located. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement 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 Operation and Maintenance Plan section of the approved Stormwater Report, and the Massachusetts Stormwater Handbook.
- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three years including inspections, repairs, replacement and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make this log available to MassDEP and the Conservation Commission upon request; and
 3. Allow members and agents of the MassDEP and the Conservation Commission to enter and inspect the premises to evaluate and ensure that the responsible party complies with the Operation and Maintenance requirements for each BMP set forth in the Operations and Maintenance Plan approved by the issuing authority.
- h) All sediments 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

MassDEP File Number:

WPA Form 5 - Order of Conditions

SE 13- 969

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

O F F I C I A L O F F I C I A L

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

j) The stormwater management system approved in the Final Order of Conditions shall not be changed without the prior written approval of the issuing authority. Areas designated as qualifying pervious areas for purpose of the Low Impact Site Design Credit shall not be altered without the prior written approval of the issuing authority.

k) Access for maintenance of stormwater BMPs shall not be obstructed or blocked. Any fencing constructed around stormwater BMPs shall include access gates. Fence(s) 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):

D. Findings Under Municipal Wetlands Bylaw or Ordinance

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

2. The COHASSET 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:

COHASSET WETLANDS BYLAW

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):

_____ 13-55 _____



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

MassDEP File Number:

SE 13- 969

E. Issuance O F F I C I A L C O P Y O F F I C I A L C O P Y

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

FEBRUARY 25, 2009

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

1. Date of Issuance

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

FOUR

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

Veneta Rockbyck
[Signature]
[Signature]
[Signature]

Notary Acknowledgement

Commonwealth of Massachusetts County of

Norfolk

On this 17th of

Feb. 2009
Month Year

Before me, the undersigned Notary Public, personally appeared

Veneta Rockbyck
Name of Document Signer

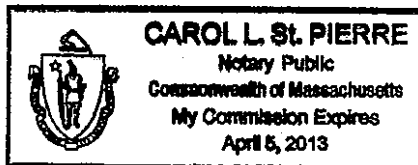
proved to me through satisfactory evidence of identification, which was/were

MA Drivers License

Description of evidence of identification

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

As member of COHASSET
City/Town



Carol L. St. Pierre
Signature of Notary Public
Carol L. St. Pierre
Printed Name of Notary Public
April 5, 2013
My Commission Expires (Date)

Place notary seal and/or any stamp above

This Order is issued to the applicant as follows:

by hand delivery on

by certified mail, return receipt requested, on

02-25-2009-7.a.7.10:

Date

Date



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

MassDEP File Number:

SE 13- 969

O F F I C I A L O F F I C I A L

F. Appeals

C O P Y

C O P Y

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 of 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 appellant. 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 Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

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.

Section G, Recording Information is available on the following page.

SPECIAL CONDITIONS

Applicant: Vincent Longo

DEP FILE# SE13-0969

22 Bancroft Road, Cohasset, MA

N O T

A N

A N

O F F I C I A L

O F F I C I A L

13. With reference to General Condition No. 8 above, no building permit shall be issued and no work shall be undertaken until the final order has been recorded in the Registry of Deeds for the County of Norfolk within the chain of title of the affected property. The recorded information shall be stamped and submitted to the Cohasset Conservation Commission on the form on page 310 CMR-280.45 at the end of this Order prior to the commencement of any work.
14. With respect to General Condition No. 9 above, the sign bearing the Massachusetts DEP File Number shall not be attached to any living tree. The sign shall be placed so that it is clearly visible from a public right of way.
15. With respect to General Condition Number 9, the sign shall remain in place until the project is completed.
16. If any change(s) are made to the above-described plan, unless specified otherwise in this Order, which will alter an area subject to protection under the Wetlands Protection Act or Cohasset Wetlands Bylaw, or if any change(s) are proposed in activities subject to regulation under M.G.L. Chapter 131, Section 40 or Cohasset Wetlands Bylaw, the applicant shall make written inquiry to the Cohasset Conservation Commission, prior to commencement of work, whether the changes are significant enough to require the filing of a new Notice of Intent.
17. Members and agents of the Cohasset Conservation Commission shall have the right to enter the premises to evaluate compliance with this Order, and may require the submittal of any data deemed necessary by this Commission for that evaluation.
18. The contractor responsible for the project's completion shall be notified of, and shall be held accountable to the requirements of this Order. A copy of this Order, the Notice of Intent, plans and all supporting exhibits shall be retained on-site while activities regulated by this Order are being performed.
19. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. In addition to this Order being recorded pursuant to Special Condition #13, reference to this Order shall be made in all subsequent deeds of property and in all deeds of any of any lots subdivided from the property.
20. No construction site "bury-holes" shall be located within 100 feet of any wetland.

SPECIAL CONDITIONS

Applicant: Vincent Longo
22 Bancroft Road, Cohasset, MA

DEP FILE #SE13-0969

~~N O T N O T~~

21. The applicant and the project contractor must contact the Conservation Commission by letter and orally at least 48 hours prior to the commencement of construction activities. If the Conservation Commission is not properly notified, enforcement actions may be taken by the Conservation Commission.
22. All erosion/sedimentation controls (staked haybales and/or silt fence) must be installed prior to the commencement of construction activities at this site. These erosion controls must be inspected, maintained, or replaced on a daily basis. The applicant must notify the Conservation Commission by letter for an inspection of the erosion controls prior to the commencement of construction activities, photographs of the installed erosion controls must be submitted to the Conservation Commission. If the Conservation Commission is not properly notified for an inspection of erosion controls, enforcement actions may be taken by the Conservation Commission. Erosion controls must be maintained at this site.
23. Any excess excavated soils must be removed to an upland (non-wetland) area, outside of all protected resource areas.
24. All disturbed soils at this site must be loamed and seeded in order to establish permanent ground cover, in order to avoid potential erosion at this site. All disturbed or exposed soils shall be temporarily stabilized after each day of work with hay, straw, or mulch.
25. Only site alterations as approved by the Cohasset Conservation Commission on the approved site plans, Plans to Accompany NOI for 22 Bancroft Road, Cohasset, MA, plan prepared by Neil J. Murphy Associates, Inc., plan prepared for Vincent Longo dated 1-22-09.
26. Only approved wetland areas and buffer zones are to be altered with this approval.
27. The applicant shall inform the Commission in writing of the name, address, business and home telephone numbers of the project supervisor who will be responsible for ensuring on-site compliance with this Order.
28. All other required local, state, and federal permits must be obtained for this project, and these approvals must be submitted to the Cohasset Conservation Commission.
29. All construction must comply with the above referenced approved plans and of this Order of Conditions. For any proposed change in the approved plans or in the work, the applicant shall file a new Notice of Intent or inquire, in writing, of the Cohasset Conservation Commission whether the change is substantial enough to require a new Notice of Intent. No change in the plans, under this filing, is permissible without prior written approval from the Cohasset Conservation Commission.
30. This document shall be included in all construction contracts and subcontracts dealing with the work proposed, and shall supercede all other contract requirements.
31. The Conservation Commission must be notified in writing prior to the commencement of any construction activities at this site.

 SPECIAL CONDITIONS

Applicant: Vincent Longo

DEP File #SE13-096 9

22 Bancroft Road, Chasset, MA

N O T

A N

A N

-
-
32. No work or activity, including the cutting of vegetation, shall take place in a wetland area other than that specifically allowed under this Order of Conditions. Alterations within the 100' buffer zone of regulated wetlands must be minimized to the maximum extent possible. Alterations within the 50' buffer zone must be avoided and minimized to the maximum extent possible. The limits of work line (disturbance line) must be staked in the field prior to the commencement of any construction activities.
 33. Any damage to any wetland resource area as a result of the proposed work shall be immediately repaired.
 34. All projects near designated Areas of Critical Environmental Concern (ACEC), Straits Pond, and Little Harbor must have additional protection measures to protect these environmentally sensitive wetland resource areas.
 35. No use of herbicides, pesticides, or fertilizers are allowed within the 100' buffer zone. Only low nitrogen fertilizers should be used at this site, and these fertilizers should not be used within the 100' buffer zone of the wetlands.
 36. All proposed plantings must survive three full growing seasons or be replaced by the applicant and/or owner.
 37. No blasting of ledge is allowed for this project.
 38. Any changes to the approved site plans must be submitted to the Conservation Commission for approval.
 39. Any changes to the approved site plan which occur during the construction phase of the project must be approved by the Conservation Commission and/or the Conservation Commission Agent.
 40. Construction activities and/or site alterations for this proposed project are approved for those work areas indicated on the approved site plan.
 41. Photographs of the construction area prior to construction and after the construction must be submitted to the Conservation Commission.
 42. The applicant shall inform the Commission in writing of the names, addresses, business and home telephone numbers of the project supervisor who is responsible for ensuring on-site compliance of this order.
 43. An onsite meeting with the Conservation Agent is required prior to the commencement of "any" construction activities or site alterations.

 SPECIAL CONDITIONS

Applicant: Vincent Longo
 22 Bancroft Road, Cohasset, MA

DEP FILE #SE13-0969
 N O T

A N

A N

-
-
44. Any approved work in wetland and resource areas should be done during low flow conditions. Any approved work within rivers and streams must be done during low flow conditions, and not after any storm events.
 45. Any changes to the approved activities by the Cohasset Conservation Commission must be reviewed and approved by the Conservation Commission.
 46. The Commission, in evaluating this Notice of Intent submittal, has relied solely upon the data and representations made by the applicant and his agents. Any discrepancies, errors, or omissions discovered may result in revocation, suspension or modification of this Order.
 47. This document shall be included in all construction contracts and subcontracts dealing with the work proposed, and shall supercede all other contract requirements where conflicts or discrepancies exist.
 48. This Order is to be reviewed by the supervising professionals with the Conservation Agent prior to implementation in order to avoid any conflict in interpretation.
 49. If a variance and/or special permit is required from the Zoning Board of Appeals for this proposed project, then a new filing of a Notice of Intent must be made to the Cohasset Conservation Commission.
 50. During the construction for this project, an on-site foreman, directing engineer or a designated construction manager shall have a copy of this Order and the approved plans referenced herein at the site, shall familiarize him/herself with all the conditions of this permit, and shall adhere to said conditions. The excavating subcontractor shall also have a copy of this Order at the site, and shall familiarize himself/herself with all the conditions of this permit, and shall adhere to said conditions.

 SPECIAL CONDITIONS

Applicant: Vincent Longo

DEP File #SE13-0969

22 Bancroft Road, Cohasset, MA

N O T

~~A N~~~~A N~~

O F F I C I A L

O F F I C I A L

51. Only approved physical alterations by the Cohasset Conservation Commission are allowed within the 50' buffer zone within this subject property.
52. Use of CCA treated lumber is prohibited. Use of ACQ treated lumber or wood plastic is allowed.
53. When the project under this Order of Conditions for the Notice of Intent has been completed, the owner should immediately write a letter addressed to the Conservation Commission requesting a Certificate of Compliance stating the **book and page** numbers where the Orders of Conditions are registered in the Norfolk Registry, as well as the **date** these Orders were registered. The applicant shall submit two "As-Built" plans to the Cohasset Conservation Commission upon completion of this project. The plans shall be marked "As-Built" and be signed by the Professional Engineer of record, Land Surveyor, Architect or Landscape Architect registered in the Commonwealth of Massachusetts or other person authorized by this Commission, who shall certify that the work has been done in accordance with the approved plan and the Order of Conditions. These plans must be submitted prior to the issuance of a Certificate of Compliance by the Conservation Commission. The Commission will have an inspection of the property to ensure Compliance with the Order of Conditions prior to issuing a Certificate of Compliance.
54. Any special conditions from Natural Heritage Endangered Species Program must be strictly followed as part of the Order of Conditions.
55. Special Conditions 16, 17, 20, 23, 26, 34, 44, 51, 52, shall survive the issuance of a Certificate of Compliance for this project.