

**CONSERVATION
COMMISSION**



Town Hall
Room 212
135 School Street
Walpole, MA 02081
Phone (508) 660-7268
Fax (508) 668-2071

**Town of Walpole
Commonwealth of Massachusetts**

January 25, 2023

To: John Walsh – Original
High Oaks LLC
82 North Avenue
Attleboro, MA 02703

GLM Engineering
19 Exchange Street
Holliston, MA 01746

Re: Northwoods Estates IV - Land Disturbance Permit – 2022-8

Enclosed please find the original Land Disturbance Permit (2022-8) attached here with for recording at the Norfolk Registry of Deeds. Please provide Conservation with the Book and Page number after recording.

Very Truly Yours,

Conservation Commission

Cc:

Walpole Town Administrator
Planning Board
Zoning Board
Engineering Dept.
Board of Health



Town of Walpole
Commonwealth of Massachusetts

LAND DISTURBANCE PERMIT
Stormwater Management and Erosion Control Bylaw (Art.29)

Permit#: 2022 – 8

Issued: 1/25/2023

Applicant: Northwoods Estates IV – High Oaks LLC

Location: Off Delaney Drive, Dover Drive and High Street

Assessors: Map 11, Lot 49 and Map 12, Lot 84

Public Hearing Closed: 1/11/2023

Signatures:

John Wiley (chair)

Albert Goetz

Betsey Dyer

Emidio DiVirgilio

Doug Burchesky

Bailey Ziemba

Dean Bebis

John Wiley
Albert Goetz
Betsey Dyer
Emidio DiVirgilio
Doug Burchesky
Bailey Ziemba
Dean Bebis

Applicant: High Oaks LLC
Address: 82 North Avenue, Attleboro, MA 02703

Owner: Same
Location: Off Delaney Drive, Dover Drive and High Street
Map 11, Lot 49 and Map 12, Lot 84

Representative: Robert Truax, GLM Engineering Consultants Inc.

Plan: Northwoods Estates IV
final revision 12/29/2022

Other Document: Stormwater Report

Activity

APPROVED WITH THE FOLLOWING CONDITIONS:

CONDITIONS

1. This Permit shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. These obligations shall be expressed in covenants in all deeds to succeeding owners of portions of the property.
2. The request to extend the Permit shall be received within 30 days of the expiration date of the Permit.
3. No work shall take place until this Permit is recorded at the Registry of Deeds or Land Court. The recording information shall be submitted to the Commission in writing with the Book and Page numbers.
4. The term "Applicant" as used in this Permit shall refer to the owner, any successor in interest or successor in control of the property referenced in the Land Disturbance Permit application. The Commission shall be notified in writing within 30 days of all transfers of title of any portion of property that take place prior to issuance of the Certificate of Compliance.
5. The Conservation Commission designates the Conservation Agent with full powers to act on its behalf in administering and enforcing this Permit.
6. A Conservation Commissioner, Agent of the Commission reserves the right to enter and inspect the property at all reasonable times, until a Certificate of Compliance is issued, to evaluate compliance with this Permit, and Town By-Law, and may require any information, measurements, photographs, observations, and/or materials, or may require

the submittal of any data or information deemed necessary by the Commission for that evaluation. Further, work shall be halted on the site if the Commissioner, or Agent that any of the work is not in compliance with this Permit. Work shall not resume until the Commission is satisfied that the work will comply, and has so notified the Applicant in writing.

7. Failure to comply with this Permit may result in revocation of this Permit and may require a re-filing by the Applicant.
8. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. The Applicant shall assure that all contractors, subcontractor and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Permit resulting from failure to comply with its conditions.
9. It is the responsibility of the Applicant, Owner, and/or successor(s) to ensure that all Conditions of this Permit are complied with. The project engineer and contractors are to be provided with a copy of this Permit and referenced documents before commencement of construction.
10. To assure an immediate response to the Commission/Agent, the Applicant shall provide the Walpole Conservation Commission/Agent with the names and phone number of the on-site contractors and managing contractor if it changes from pre-construction meeting.
11. Any substantial changes made in the above-described plan(s), unless specified otherwise in this Permit, which may or will alter an area subject to Town of Walpole Stormwater and Erosion Control By-Law, or any change(s) in activity subject to regulations shall require the Applicant to inquire from this Commission in writing, prior to their implementation in the field, whether the change(s) is significant enough to require the filing of a new application. Any errors in the plans or information submitted by the Applicant shall be considered changes and the above procedures shall be followed.
12. If unforeseen problems occur during construction which may affect the statutory interests of the By-Law, upon discovery by either the Conservation Commission, its Agent, or the Applicant, such problem shall require immediate notification to the Commission and an immediate meeting shall be held between the Commission or its Agent, the Applicant, and other concerned parties to determine the correct measures to be employed. The Applicant shall then act to correct the problems using the corrective measures agreed upon. Subsequent to resolution, the activity and resulting actions shall be documented in writing.
13. The owners of the project and their successors in title, in the event they proceed to alter areas subject to the Commission's jurisdiction under the Permit, agree that the Town shall

have no responsibility to maintain the proposed detention basin and that the Town shall not be liable for any damage in the event of failure. By acceptance of this Permit, the owners indemnify and hold harmless the Town and its residents for any damages attributable to alterations undertaken on this property pursuant to the Permit. Issuance of the Permit does not imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of water damage.

14. Upon completion of this project, the Applicant shall submit the following to the Conservation Commission to receive a **Certificate of Compliance**.
 - a. A letter from the Applicant requesting a Certificate of Compliance.
 - b. A written statement from a registered professional engineer of the Commonwealth certifying that the work has been conducted as shown on the plan(s) and documents referenced above, and as conditioned by the Commission.
 - c. An "as-built" plan of the entire site that includes grades prepared and signed and stamped by a registered professional engineer or land surveyor of the Commonwealth, for the public record.
16. The Commission reserves the right to amend this Permit after a legally advertised public hearing if plans or circumstances are changed or if new conditions or information so warrant.
17. It is the responsibility of the Applicant to procure all other applicable federal, state and local permits and approvals associated with this project.
18. Any future work that alters 40,000 s.f. or more will require a new Land Disturbance Permit.
19. Each dwelling shall have **roof drains connected to infiltration systems** sized to recharge **the first 1-inch**. The As-built plan shall show the location of the infiltration systems on each lot.
20. Each house lot shall have erosion controls installed along the roadway to contain the sediments from washing or being tracked into the roadway. Erosion Controls shall be maintained until site is stabilized.
21. **The project shall conform to the requirements of the Order of Conditions DEP #315-1261.**

40. To be signed by the Managing Contractor:

I _____, representing _____

have read and have a copy of the above conditions.

Contractor's Signature Phone Number _____