Definitive Subdivision of Land

HOUGHTON FARM
OF BOLTON

A 15 Lot open space residential development located off Sugar and Golden Run Roads

Applicant: High Oaks realty Trust
P.O. Box
Groton, MA 01451

3375-K
October 16, 2009

DUCHARME & DILLIS
CIVIL DESIGN GROUP, INC.
ENGINEERING • LAND SURVEYING • WETLAND CONSULTING

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Section 1.0

Definitive Subdivision Application
Houghton Farm – Bolton Massachusetts

Fee Calculation:

1. Definitive Subdivision (FOSPRD)
   $4,000.00 + (15 Lots at $200.00/Lot) = $7,000.00

2. **Total Fee of $7,000.00**

HIGH OAKS REALTY TRUST
ROBERT P. KILEY, TRUSTEE
PO BOX 381
GROTON, MA 01450

1878

53-7122/2113

Date 10/23/09

PAY to the order of Town of Bolton $ 7,000.—

Seven thousand And —— 00/100 Dollars

Security features are included. Details on back.

Middlesex Savings Bank 23
GROTON, MA 01450

For Dr. Plan

R. Lt Kiley

MP

⑆211371227⑆ 0223154562⑈ 1878

COLONIAL CLASSIC®

©Clarke American

DIWCC

Pamela H. Powell
Rec'd
2009 OCT 26 AM 11: 18

FORM C (page 1 of 2)

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

OCTOBER 26, ~~19~~ 2009

To the Bolton Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Bolton for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board of the Town of Bolton.

1. Name of Owner HIGH OAKS REALTY TRUST

   Address P.O. BOX 381, GROTON MA

2. Name of Subdivider/Applicant (if different) SAME

3. Name of Engineer and Surveyor DUCHARME & DILLIS CIVIL DESIGN GROUP, INC.

   Address P.O. BOX 428, BOLTON MA 01740

4. Deed of property recorded in Worcester County Registry Book 42561 Page 345/349, or registered in Land Court as Document No._____ and noted on Title of Certificate No._____, registered in Book_____, page_____.

5. Said parcel of land is described as follows:
   A. Location and Description of Property THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF SUGAR & GOLDEN RUN ROAD.

   B. The proposed ways run from SUGAR ROAD

   to A PROPOSED CUL-DE-SAC
   all as more particularly described and bounded on the plot filed herewith and made part of this application and agreement. The following are mortgages and other liens or encumbrances on the whole or any part of the above described property. (List mortgages, etc., here.) EASEMENT FOR BENEFIT OF NEW ENGLAND POWER CO.

6. The undersigned hereby applies for approval of said plot by the Board. The undersigned hereby covenants and agrees with the Town of Bolton upon approval of the plot.

   A. To install the utilities and complete the ways as finally approved by the Board within ____ months from the date thereof;

B. To install utilities and complete the construction of ways in accordance with the Bolton Subdivision Rules and Regulations and approved Definitive plans/documents incorporated herein and made part of this agreement.

C. This agreement shall be binding upon the heirs, executors, administrators, and assigns -- successors and assigns -- of the undersigned.

D. To file with the Board of Selectmen of the Town of Bolton, two (2) copies of final as-built plans of the utilities and the ways upon completion, along with proper instruments for the conveyance of all easements to the Town of Bolton.

Robert P. Kelly
Signature of owner

P.O. Box 381, Harvard, Ma. 01451
Address of owner

Rec'd 2009 MAY 12 AM 9:22 Pamela H. Powell

From: Ch. 40A S 9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy or said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority.

FARMLAND & OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (FOSPRD)
Application for Special Permit

Bolton, Mass May 7th 2009
(Date of Filing)

Name of Applicant High Oaks Realty Trust

Address P.O. Box 381, Groton Massachusetts

Name of Engineer or Surveyor Ducharme & Dillis, Civil Design Group, Inc.

Address P.O. Box 428, Bolton Massachusetts 01740

Deed or property Recorded in: Book No. 42561 Page 345/349 of the Worcester Registry of Deeds.

Location and Description of Property: The property is LOCATED AT THE INTERSECTION OF SUGAR & GOLDEN RUN ROAD ON NORTH EAST SIDE.

Signature of Owner or Agent Robert P. Kelly, trustee

Address P.O. BOX 381, GROTON MA

Phone Number (978) 448-2311

Date Received

By

Fee Paid

Section 2.0

Impact Analysis

Houghton Farm – Bolton Massachusetts

Physical Environment

Site Description

The property is comprised of three parcels of land with a combined area of approximately 72 acres located within a residentially zoned area of Bolton. These parcels were originally associated with the house and barn located at 218 Sugar Road formerly known as the "Toth Property" (refer to Attachment "A" for deed). There is existing frontage along Sugar Road, Golden Run Road and Pinewood Road. There are approximately 12 acres of open fields with the remaining 60 acres comprised of mature hardwood forest. Vegetation is predominantly red oak, white oak, northern white pine and red maple. There is an intermittent stream that enters onto the northerly portion of the property from the New England Power Company Land. The stream flows from north to south and exits the property though a culvert under Sugar Road. The topography of the site is moderate, consisting of drumlin side slopes comprised of dense basal till and areas of low relief comprised of loose gravelly glaciolfluvial deposits. The easterly side of the property, excluding the field, has areas of ledge outcropping and rock deposit scattered throughout the ground surface. There are various perimeter and interior stone wall throughout the property. Sections of the stream are contained within parallel stone walls and cascade down areas of exposed ledge.

Project Description

The proposed project consists of developing the property into single family residential house lots. The applicant has worked with the planning board, conservation commission and board of health to determine the appropriate layout for the development considering the natural features of the site, protection of health and safety and an overall good use of the land.

In accordance with the Bolton Zoning Bylaw this project is considered a Major Residential Subdivision and required that both a "Traditional Development Plan" as well as a "Farmland & Open Space Planned Residential Development Plan" (FOSPRD) were considered. Based on the review of the planning board and conservation commission the preference is for the FOSPRD layout.

The FOSPRD development plan is an open space plan that utilizes many aspects of "low impact development" (LID) to reduce the overall percentage of the property being developed. The FOSPRD development plan sets aside approximately 43.5 of the 72-acres of land as open space. With over 60% of the land being permanently preserved as open space much of the natural site features will be preserved. The remaining land will generate 15 building lots clustered together around a 1,500 foot long cul-de-sac. The road will provide access off Sugar road, located approximately 185-feet east of intersection with Golden Run Road. The road will provide a 20-foot wide traveled way reducing the amount of impervious area on-site. The roadway is placed within areas of deep outwash soils that accommodate the incorporation of roadside vegetated swales into the proposed drainage system.

Fire Protection

There is an existing fire pond adjacent to the proposed roadway which will provide fire protection for the proposed development and surrounding areas. The existing pond is not improved, in that

there is no suction line or hydrant installed in the pond for use by the fire department. The definitive plans include specifications for the installation of a dry hydrant which will greatly improve the ability of the Fire Department to access the pond's water for fire protection. Ducharme & Dillis preformed a survey of the bottom topography of the pond in order to asses the actual volume of water that exists. Additionally, CDG installed a staff gauge in the pond so that the water level could be monitored over time, and so that the associated pond volume could be calculated. Since the staff gauge was installed in the beginning of September, the pond volume has fluctuated between 170,000 and 211,000 gallons of usable water (the bottom 2-feet of the pond is considered unusable because it will be blow the elevation of the proposed suction line).

Surface Water and Soils

Wetland Resource Areas

Wetland Resource areas on-site were most recently delineated in April of 2008. These areas were reviewed by the Bolton Conservation Commission and an Abbreviated Notice of Resource Area Delineation (ORAD) was issued on September 22, 2008 (Refer to Attachment "B"). A brief summary of the Wetland Resource Areas are as follows.

There is a Bordering Vegetated Wetland (BVW) that meanders through the site associated with the stream that runs from north to south through the middle of the property. The stream is a tributary to Great Brook which ultimately drains to the Assabet River. There is another smaller stream that runs out of the side slope of the northwestern section of the property that joins the main leg of the stream which collects into a pond located adjacent to Sugar Road.

There is also an isolated wetland area that consists of approximately 50,000 square feet. This wetland is located on the northeastern portion of the property. Vegetation, hydrology and evidence of saturated and/inundated conditions were identified and used to determine the boundary of the isolated wetland. This wetland would be considered an Isolated Freshwater Wetland pursuant to the Town of Bolton Wetlands Bylaw sec. 1.18.2. Furthermore, based on field observation and given the size of the isolated wetland, this area would also be considered Isolated Land Subject to Flooding pursuant to 310 CMR 10.57.

Based on the most recently available Flood Insurance Rate map for the Town of Bolton, the project site does have areas subject to inundation during the 100-year frequency storm event, which would be considered Bordering Land Subject to Flooding. This information was obtained from the Federal Flood Insurance Rate (FIRM) Flood Plain Map 250296 0010 B for Bolton, Massachusetts dated June 18, 1980. The boundary of the Bordering Land Subject to Flooding as referenced in the ORAD is the result of estimating flood elevations and not the result of an independent flood study

Erosion and Sediment Controls

Erosion and sediment controls have been incorporated in the design of the site with the objective of retaining sediment on site, filtering and reducing stormwater discharge and protecting wetland and undisturbed areas. A combination of stabilization and structural practices is included to meet the objective, as described in detail below. The following is a list of common temporary and permanent

structural erosion control devices, which will be applied:

Temporary:

Silt fence and hay bales are proposed to reduce the migration of soils to and from the site. Silt fence and hay bales have been shown around all proposed stockpile areas, and in areas where there is the potential for soils from the construction activity to migrate into wetlands and/or waterways.

Permanent:

All disturbed areas shall be restored with grass vegetation, pavement, or building. This will minimize or eliminate the future potential for pollution once the project is completed.

Throughout the development project, a line of haybales will be installed upgradient of wetland systems to prevent sedimentation from disturbed areas. The line of haybales and other erosion and sedimentation control devices, as depicted in the Erosion and Sedimentation Control Plans, must be installed prior to any land disturbance on the project site. The controls will be inspected on a regular basis (weekly) and an adequate supply of erosion control materials such as haybales, Silt Sak®, or filter fabric will be appropriately stored onsite in the instance immediate repairs are required. Existing and proposed catch basins and storm drain inlets will be protected from additional sedimentation via filter fabric inserts in the grates, or perimeter haybales placed around the inlet. The temporary measures will not be removed until permanent stabilization has occurred.

A gravel construction entry pad will be installed to reduce any off site tracking. Street sweeping will also be utilized in an effort to reduce pollutants in the stormwater. Areas that will not be constructed for some time should not be cleared until the area is ready for development.

Stabilization of surfaces includes the placement of pavement, stone, and building structures. Any remaining disturbed areas following construction will be loomed and seeded, mulched, landscaped, or planted for final stabilization.

Areas that have been completed or that will not be worked-on for more that 14 days should be stabilized with permanent vegetative cover as soon as possible but not more than 14 days after the last construction activity. Surfaces that are disturbed by ongoing construction activities or erosion processes shall be stabilized as soon as possible. Loam will not be placed unless it is to be seeded or otherwise stabilized in an appropriate manner directly thereafter. All disturbed areas will have a minimum of 4" of loam placed before being seeded and mulched. Consideration will be given to hydro-mulching, especially on slopes in excess of 3 to 1. Loamed and seeded slopes will be protected from washout by mulching or other acceptable slope protection until vegetation begins to grow. All landscaping and plantings shall be conducted in accordance with approved plans.

Temporary seeding or mulching or stonework will be performed on areas that are left bare for more than 14 days but will be under construction sometime in the future. Soil stockpiles stored for twenty-four (24) hours or longer will be provided with any necessary erosion control to prevent erosion and sedimentation, including installation of perimeter haybales/silt fence, silt fabric liner and plastic sheeting, as shown on the Erosion and Sedimentation Control Plans.

Proposed Stormwater Management System

Runoff from the proposed development will be conveyed and treated through roadside swales and infiltration basins. The infiltration basins are proposed to attenuate the peak runoff off site and take advantage of the highly permeable soils for infiltration.

Grassed Swales

The proposed swales have been designed to convey the flows from the 100-year frequency event. The proposed swales have been designed to provide infiltration as well as to attenuate peak runoffs through ponding at each outlet. Culverts for driveway crossings have been designed to convey the 100-year storm event. A stone check dam is proposed immediately up-stream of each catch basin to encourage infiltration in the grassed swales.

Infiltration Basins

Because coarse soils and a deep depth to groundwater are available on the property, infiltration of stormwater runoff is proposed. The proposed infiltration bed uses traditional infiltration basins which have been designed with shallow slopes such that they blend in with the existing meadow and terrain to the maximum extent practical. Outlet control structures have been designed to convey flows from the various storm events. Wick drains for facilitating infiltration during small rainfall events as well as to completely drain the infiltration areas are proposed. The bottom of the infiltration areas will be graded toward to the proposed wick drains. Refer to the design plans for additional information pertaining to the proposed infiltration bed.

Level Spreader

A level spreader is proposed at the outlet of the cross culvert near station 12+00 and at the outlet of the infiltration basin in the center of the cul-de-sac. This level spreader is immediately upstream of the proposed wetland replication area and will act to provide even flow to the plants and vegetation in the replication area.

Deep Sump Hooded Catch Basin

One (1) deep sump hooded catch basin is proposed at the proposed entrance of the subdivision to catch runoff from the first 150 feet of proposed roadway. Additionally, runoff from the existing Sugar Road and Golden Run pavement will also be captured prior to being discharged to the fire pond. Currently, the runoff Sugar Road and Golden Run enters the fire pond with no pretreatment.

Stream Crossing

The proposed crossing location of the intermittent stream is in the same location as the existing crossing. The existing crossing is a traditional reinforced concrete culvert. The proposed culvert is significantly larger and will create a clear span of the stream bed. The crossing has been designed to convey the flows associated with the 100-year storm event as well as to conform to the stream crossing standards.

The proposed crossing is a corrugated steel arch structure with a span dimension of 16-feet and a total rise of 6'-8". The bottom of the arch will be placed on cast-in-place concrete footings and buried sufficiently to prevent scour concerns with respect to the footings. The up and downstream ends of the arch will be dressed with a concrete block retaining wall system. The stream will be restored to its original condition beneath the span. The approximately depth from the centerline of the stream to the underside of the arch will be 6-feet. This height is adequate to allow passage of large wildlife.

Soil Description

Soil conditions on site can be broken into four main types. The non-wetland wooded area located adjacent to Sugar Road with moderate to steep slopes is mapped as a Paxton fine sandy loam. Paxton soils are comprised friable coarse-eolian deposits over dense coarse-loamy lodgment till with a seasonal high water table.

The wooded portion of the property that is located east of the intermittent stream with associated wetland and north, northwest of the field is mapped as Chatfield-Hollis Rock Outcrop. Chatfield-Hollis soils are well drained fine sandy loams over lithic bedrock. Depth to bedrock vary from 20-40" on average with some areas of greater soil depths within varying positions on the landscape. The ground surface ranges from moderate slopes to steep grade changes exposing ledge outcroppings. Much of the surface is covered with stones and boulders.

Areas in an around the existing meadow are identified as Hinckley Sandy Loam soils. These are deep loose sandy and gravelly glaciofluvial outwash deposits that are excessively drained with an average depth to groundwater in excess of 80". The landscape is moderate to flat topography with no surface rocks or boulders.

There are very poorly drained soils identified within the wetland areas ranging from extremely stony Whitman Loam in areas north of the field to what resembles a Freetown Muck in areas of low relief within the field.

Extensive soil testing was performed throughout the site consisting of both deep observation holes and percolation tests. These locations are depicted on the plan and were witnessed by the Board of Health. Soils encountered in the field were generally similar to those identified in the Worcester County Soil Survey. (Refer to Attachment "C" for a copy of the soil survey map with descriptions as taken from the Soil Map for Worcester County, Massachusetts Northeast Part)

Vegetative Cover

The overall development scheme is to preserve as much of the existing natural landscape that is feasible. The largest portion of this will be achieved by setting aside 60% of the property as permanent open space. A maintenance plan will be developed to allow for the preservation of the meadow habitat that will be within the open space. The detention/infiltration ponds will be seeded with native meadow seed mixtures to compliment the existing fields. Deciduous trees are to be planted along the easterly side of the proposed road to provide a vegetated buffer between the road and the existing field.

Sewage Disposal Systems

The proposed plan incorporates two (2) shared subsurface sewage disposal systems located within the areas on-site where soils are best suited for the treatment of wastewater. This concept dramatically minimizes the amount of area required for on-site sewage disposal systems much of which would require additional tree clearing and importation of off site material to construct individual systems located at each home site. Lots 14 and 15 will have private on-site sewage disposal systems as they are not accessed from the proposed road. Each lot will have its own private drilled well that meets or exceeds the dimensional requirements identified in section 4.1 of the Bolton Well Regulations.

When examining the general cumulative impact of private on-site wells and sewage disposal systems Title 5 requires a minimum 440 gallons/day/acre. Therefore a 15 lot subdivision with 5-bedroom homes would require 18.75 acres of land. The proposed subdivision is comprised of 72 acres providing 74% excess land than the minimum required.

Traffic Analysis

MDM Transportation Consultants, Inc have performed a traffic study pursuant to the Town of Bolton Subdivision Rules and Regulations. The following is a summary of their findings.

Existing Traffic Characteristics

The weekday daily traffic volume on Sugar Road to the south of Golden Run Road is approximately 1,430 vehicles per day (vpd) and the daily traffic volume on Sugar Road to the east of Golden Run Road is approximately 840 vpd. Observed peak hour traffic flow on Sugar Road represents up to 100 vehicles per hour (vph) adjacent to the site which represents approximately 12 percent of daily traffic flow. The traffic flow on Sugar Road to the south of Golden Run Road is highly directional with approximately 84 percent to the traffic traveling southbound during the weekday morning peak hour and approximately 62 percent of the traffic traveling northbound during the weekday evening peak hour. The travel pattern is consistent with commuter traffic relative to major travel routes in the area (Route 117 and I-495).

Traffic Generation

The proposed residential development is estimated to generate approximately 11 new vehicle trips (3 entering and 8 exiting) during the morning peak hour and 15 new vehicle trips (9 entering and 6 exiting) during the weekday evening peak hour. On a daily basis, the proposed residential use is estimated to generate approximately 144 vehicle trips on a weekday with 50 percent entering and exiting.

Adequate Roadway Capacity

Adequate capacity is available along Sugar Road and Golden Run Road and at study intersections impacted by the site to accommodate projected traffic increases for the proposed residential development. Vehicle delays at the nearby Sugar Road and Golden Run Road study intersections

are projected at less than 10 seconds (LOS A) on average during the critical peak hours. The project is estimated to result in an increase in daily traffic on Sugar Road immediately adjacent to the site from approximately 840 vehicles per day (vpd) to approximately 984 vpd. The resulting Sugar Road traffic volume will remain well under capacity.

Safety Characteristics

No immediate safety countermeasures are required at the study intersection of Sugar Road and Golden Run Road based on historic crash data. Likewise, safe stopping sight distance (SSD) is available for oncoming vehicles to detect, react and stop for vehicles exiting onto Sugar Road from the proposed site driveway based on regulatory speed limits and observed travel speeds.

Land Use Analysis

The project has been carefully designed and planned so as to meet or exceed the goals presented in Section 5100 of the Subdivision Rules and Regulations. Proposed roads, driveways, house locations, stormwater management areas and other site features have been positioned for best use of the land. The proposed roadway will conform to the Subdivision Regulations and other roads of similar use within the town of Bolton. The stormwater management system has been designed in accordance with the subdivision rules and regulations as well as the Massachusetts Wetlands Protection Act Regulations.

The project has been designed to balance cut and fill during the course of construction. Careful placement of the roadway, driveways and houses have resulted in the ability to preserve as much as the existing meadow as possible. Two driveways will exist onto Sugar and Golden Run Road respectively. The flow of the intermittent stream through the development is being maintained and improved through the construction of a natural bottom clear span for the proposed road. As mentioned earlier, proper erosion and sedimentation controls will be employed through the construction phase of the development.

No significant habitat is located on the property. However, the intermittent stream corridor is being preserved as part of the development plan. Most of the houses have been positioned in the wooded portions of the site which allows for the preservation of the meadow vista throughout the development. Much of the meadow will be permanently protected as open space. A few sections of some interior stones walls will need to be removed to accommodate the proposed construction. These removals will be minimized during construction.

As mentioned, the sanitary sewage disposal systems and the stormwater management system have been designed in accordance with the appropriate state and local regulations. Conformance with these regulations will result in protection of the groundwater and surface water on the property.

The development is located conveniently close to route 117 and route 495. These two routes provide access to shopping, local schools, emergency services, recreational

facilities located in Bolton and in surrounding towns, etc.

The applicant wishes to construct houses of similar character and appearance to others in the Bolton Area.

Section 3.0

Requested Waivers

Meadow View Acres – Bolton Massachusetts

DUCHARME & DILLIS
CIVIL DESIGN GROUP, INC.
ENGINEERING • LAND SURVEYING • WETLAND CONSULTING

ENGINEERING, LAND SURVEYING, WETLAND CONSULTING
WWW.DUCHARMEDILLIS.COM

File: 3375-K
May 12, 2009

Bolton Planning Board
Town Hall
P.O. Box 278
Bolton, MA 01740

RE: Requested Waivers for a Preliminary Subdivision of Land in Bolton
Meadow View Acres, Bolton Massachusetts

Dear Board Members:

We offer the following request for waivers of the Bolton Regulations governing the subdivision of land:

(1) Section 4240 – Topography

The Regulations require existing and proposed contours to be shown at 1-foot intervals for the definitive plan. A waiver is requested to this regulation to show both existing and proposed contours at 2-foot intervals for legibility reasons.

(2) Section 5220 (e) – Sight Distance

During the course of the preliminary subdivision approval process, several Town departments requested the relocation of the proposed roadway to the location currently being shown on the proposed definitive plan. As a result of this shift, the sight distances are less than the required 300-feet as required by the regulation. However, the Traffic study confirms that the sight distances are adequate as required by AASHTO standards. Therefore, a waiver is required to accommodate the shift in the roadway location.

(3) Section 5222 (d) – Horizontal & Vertical Curve alignment

The regulations require that the beginning and ending of Horizontal and Vertical curves be matched if possible. The road is being placed so as to preserve the existing meadow. This necessitates several horizontal curves in the roadway alignment. Strict adherence to this regulation would result in a less desirable road alignment. Therefore, a waiver is requested.

(4) Section 5223 (a) – Width

The proposed road would be considered a "Lane" in accordance with regulation 5210. Regulation 5223 (Street Width) requires a 40-foot right-of-way and 24-foot pavement. In an effort to incorporate a low impact development concept by reducing overall impervious area required we are requesting to reduce the pavement width to 20-feet. This is consistent with similar road ways designed using the FOSPRD concept in Bolton.

(5) Section 5225 (a) – Dead End Street

Regulation 5225 (Dead End Street) only allows for a 500-foot cul-de-sac. There is no maximum length of dead end streets under the FOSPRD Development provisions. The proposed road is 1430-feet measured

MAIN OFFICE
P.O. BOX 428
1092 MAIN STREET
BOLTON, MA 01740
P. 978-779-6091
F. 978-779-0260

MARTHA'S VINYARD OFFICE
P.O. BOX 1912
OAK BLUFFS, MA 02568
P. 508-693-0669

from the centerline intersection of the proposed road and the edge of pavement of Sugar Road to the center of the cul-de-sac.

(6) Section 5225 (c) – Inside Cul-de-sac Radius

The Regulations require a 50-foot inside radius. This is not achievable given the requirement for a 100-foot outside diameter listed in Section 5225 (b). A waiver is requested to allow for a 30-foot inside radius which will translate to a pavement width of 20-feet for the cul-de-sac. This width is the same as the proposed street width and will accommodate an emergency vehicle.

(7) Section 5233 (d) – Rational Method Analysis

The entire stormwater management system has been modeled using the TR-20 & 55 methodology. This the drainage model was prepared to include all proposed pipes, catch basins, swales, culverts, bridges, outlet control structures etc. Pipes and other conveyance appurtenances have been designed based on this analysis to convey the 100-year storm event. Design velocities, etc can be directly assessed from the model developed. Therefore, a waiver is requested from the requirement to provide a rational method analysis for the conveyance appurtenances.

(8) Section 5233 (e) – Storm Drainage Systems

Regulation 5233 requires that catch basins be located, one on each side of the crowned roadway, at all low points and at intervals of not more than 400-feet. Relief is sought from this requirement to allow for the use of an open drainage system with vegetated swales along certain portions of the proposed road. The open drainage system concept is to incorporate LID aspects to the overall Stormwater management design.

(9) Section 5233 (k) – Minimum cover

Regulation 5233 (k) requires a minimum of 3-feet of cover over drain pipes. A waiver is requested to this regulation for DP3 and for all driveway culverts. Further relief if sought from the requirement for Ductile Iron pipe for these applications. Calculations have been prepared (for each pipe condition) showing that Reinforced Concrete Pipe conforming to ASTM C76-III is adequate to carry highway loading at the proposed cover depths.

(10) Section 6261 (Cross Section)

The regulation requires that the construction of the street shall conform to the "Typical Cross Section" as shown in the appendix. We request that the cross section be modified as shown on the attached plans to incorporate vegetated swales as part of the overall drainage system.

We trust this meets your needs. If you have any questions or concerns please advise.

Very truly yours,

Ducharme & Dillis
Civil Design Group, Inc.

Gregory S. Roy, P.E.
Principal

Section 4.0

List of Abutters

Meadow View Acres – Bolton Massachusetts

Abutters List - 500 Ft / Map 5D-10 & 6D-32 / Sugar Rd

Bolton, MA

0 1,200 2,400 Feet

N W E S

10/22/2009

Certified: Cynthia Bradbury

MCCLURE KENNETH L
MELINDA MCCLURE
68 GOLDEN RUN RD
BOLTON, MA 01740

GILLI PATRICK & LAURENE
54 GOLDEN RUN RD
BOLTON, MA 01740

ZHANG JIAN & JING RUAN
43 GOLDEN RUN RD
BOLTON, MA 01740

GRIFFITH JOHN DENNIS
DOROTHY J GRIFFITH
49 GOLDEN RUN RD
BOLTON, MA 01740

PLACE GEORGE I
HARRIET L COLLINS
59 GOLDEN RUN RD
BOLTON, MA 01740

CALLINAN KEVIN J
P O BOX 113
BOLTON, MA 01740

KEENAN JOHN J & VALERIE J
87 GOLDEN RUN RD
BOLTON, MA 01740

FITZGERALD MICHAEL J
DENISE V FITZGERALD
67 GOLDEN RUN RD
BOLTON, MA 01740

CASELLO LAURA S
PETER N CASELLO
61 GOLDEN RUN RD
BOLTON, MA 01740

CHOQUETTE BRIAN R & KIM M
60 GOLDEN RUN RD
BOLTON, MA 01740

BECHARA CHRISTOPHER & MARGRIT
50 GOLDEN RUN RD
BOLTON, MA 01740

DONFRO RONALD & JEFFREY G CLAF
44 GOLDEN RUN RD
BOLTON, MA 01740

BEATON JAMES A & DEBORAH R SMA
178 SUGAR RD
BOLTON, MA 01740

HURD MATTHEW & AVA R
188 SUGAR RD
BOLTON, MA 01740

NEAL JEFFREY B & KAREN
8 GOLDEN RUN RD
BOLTON, MA 01740

HOUGHTON KENNETH R BARBARA L
KENNETH E HOUGHTON
P O BOX 152
BOLTON, MA 01740

GROSCH THEODORE O & MARY E
242 SUGAR RD
BOLTON, MA 01740

BLAIR R ROBERT
248 SUGAR RD
BOLTON, MA 01740

CZAP CHRISTINE A
258 SUGAR RD
BOLTON, MA 01740-1034

GUERIN MICAHEL E & KAREN L
260 SUGAR RD
BOLTON, MA 01740

SUSAN DRUGGE
288 BALLVILLE RD
BOLTON, MA 01740

RISEBOROUGH JAMES
263 SUGAR RD
BOLTON, MA 01740

PAVIA MARK &
CHRISTINE PARMENSI PAVIA
70 CONCORD RD
MARLBOROUGH, MA 01752

FLAHERTY JAMES E & TINA N
205 SUGAR ROAD
BOLTON, MA 01740

LAWTON JOHN J & LISA A
266 SUGAR RD
BOLTON, MA 01740

WIKOFF JOHN R JR & TANYA B
272 SUGAR RD
BOLTON, MA 01740

GREYSTONE ELECTRONICS LLC
119 HARMONY HILL RD
HARWINTON, CT 06791

CASCO PAUL G
ANNETTE R CASCO
28 GOLDEN RUN RD
BOLTON, MA 01740

BOLTON CONSERVATION TRUST
WHITCOMB GARRISON SITE
P O BOX 14
BOLTON, MA 01740

DOWDS BENAJMIN N
231 SUGAR RD
BOLTON, MA 01740

GROUSE HILL REALTY TRUST
COLBY HERBERT W & BETSY C CUSS
8862 E SUNRIDGE HOLLOW RD
PARKER, CO 80134

DEFINA STEPHEN P & BONNIE L
63 PINEWOOD RD
BOLTON, MA 01740

GORDON TIMOTHY J & KATHY L WE
30 PINEWOOD RD
BOLTON, MA 01740

GAVALIS THEODORE ALAN EST OF
AMY G GAVALIS
99 GOLDEN RUN RD
BOLTON, MA 01740

CRIDLAND WILLIAM W & CLAUDIA E
57 PINEWOOD RD
BOLTON, MA 01740

MACKNIGHT DAVID J & NATALIE K
38 PINEWOOD RD
BOLTON, MA 01740

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
25 RESEARCH DR
WESTBOROUGH, MA 01581

BROOKS DANIEL T
CYNTHIA A BROOKS
51 PINEWOOD RD
BOLTON, MA 01740

BREEZE ROGER W JR
LESLIE A BREEZE
42 PINEWOOD RD
BOLTON, MA 01740

SOUZA PAUL R & SUZANNE R
93 GOLDEN RUN RD
BOLTON, MA 01740

DAVIS ETTA L
43 PINEWOOD RD
BOLTON, MA 01740

BREINDENTHAL ROBERT S
ROXANNE B PALMATIER
48 PINEWOOD RD
BOLTON, MA 01740

KELLEY CHRISTINE V
288 SUGAR RD
BOLTON, MA 01740

RAUSCH ROBERT
CHARLENE M RAUSCH
37 PINEWOOD RD
BOLTON, MA 01740

PALMATIER ROXANNE TR PINEWOC
48 PINEWOOD RD
BOLTON, MA 01740

TARANTO JOSEPH F EST OF
JULIANA I TARANTO
294 SUGAR RD
BOLTON, MA 01740

CARVALHO JAMES JR
BARBARA W CARVALHO
31 PINEWOOD RD
BOLTON, MA 01740

NUZZO ROBERT M & ANN B GILLESI
60 PINEWOOD RD
BOLTON, MA 01740

BOWE FREDERICK J
CANDACE S BOWE
298 SUGAR RD
BOLTON, MA 01740

GAYNOR MICHAEL J & JOANNE C
25 PINEWOOD RD
BOLTON, MA 01740

MOORE GEORGE E III DARREN G M
ANNICK MOORE
70 PINEWOOD RD
BOLTON, MA 01523

ALLISON DONALD E JR
PAMELA A BUMP
40 LAUREL RD
BOLTON, MA 01740

COSTA CASIMIRO L SR & SUZANNE L
19 PINEWOOD RD
BOLTON, MA 01740

BABITSKY ALEX
86 LAUREL RD
BOLTON, MA 01740

NASHOBA VALLEY REALTY INC
111 HUDSON RD
BOLTON, MA 01740

FERRY ALAN
JOAN M FINGER
4 PINEWOOD RD
BOLTON, MA 01740

MYERS ROBERT W
JOANNE E MYERS
83 LAUREL RD
BOLTON, MA 01740

LAZUKA DAVID M
PAULA M LAZUKA
79 PINEWOOD RD
BOLTON, MA 01740

SHELALES WARREN V
LINDA SHELALES
20 PINEWOOD RD
BOLTON, MA 01740

WALTON DEREK T
A CHRISTINE DOBRIANSKY
67 LAUREL RD
BOLTON, MA 01740

TEAGUE DANIEL C & SOPHIE H FLECI
53 LAUREL RD
BOLTON, MA 01740

DAMITZ WILLIAM F
SUSANNE R DAMITZ
43 LAUREL RD
BOLTON, MA 01740

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
25 RESEARCH DR
WESTBOROUGH, MA 01581

POWERS LILLIAN E
C/O LAW OFFICES OFDAVID A PHILBII
77 HIGH ST
CLINTON, MA 01510

LAQUIDARA BRENDA & EDWARD T
336 SUGAR RD
BOLTON, MA 01740

BOSSELAIT DAVID A & ROSEMARY A
87 LAUREL RD
BOLTON, MA 01740

BOSSELAIT DAVID A & ROSEMARY A
87 LAUREL RD
BOLTON, MA 01740

PILEEKI CHERYL A & PAUL I
348 SUGAR RD
BOLTON, MA 01740

TOTH SCOTT A & WENDY
344 SUGAR RD
BOLTON, MA 01740

CURRAN CINDY L & JOHN M
10 CORN RD
BOLTON, MA 01740

Abutters List Report

Town of Bolton, MA
October 22, 2009

Subject Properties:	
005.D-0010.0 005.D-0000-0010.0 218.00 SUGAR RD	BOLTON SUGAR ROAD LLC C/O KOFFLER PROPERTIES 10 MEMORIAL BLVD STE 901 PROVIDENCE, RI 02903
006.D-0032.0 006.D-0000-0032.0 0.00 PINEWOOD RD	KILEY ROBERT P, TR HIGH OAKS RTY TR P O BOX 381 GROTON, MA 01450

Parcel Number:	005.C-0026.0	Mailing Address:	MCCLURE KENNETH L MELINDA MCCLURE
Cama Number:	005.C-0000-0026.0		68 GOLDEN RUN RD
Property Address:	68.00 GOLDEN RUN RD		BOLTON, MA 01740
Parcel Number:	005.C-0027.0	Mailing Address:	GILLI PATRICK & LAURENE
Cama Number:	005.C-0000-0027.0		54 GOLDEN RUN RD
Property Address:	54.00 GOLDEN RUN RD 2B		BOLTON, MA 01740
Parcel Number:	005.C-0028.0	Mailing Address:	ZHANG JIAN & JING RUAN
Cama Number:	005.C-0000-0028.0		43 GOLDEN RUN RD
Property Address:	43.00 GOLDEN RUN RD F2A		BOLTON, MA 01740
Parcel Number:	005.C-0029.0	Mailing Address:	GRIFFITH JOHN DENNIS DOROTHY J GRIFFITH
Cama Number:	005.C-0000-0029.0		49 GOLDEN RUN RD
Property Address:	49.00 GOLDEN RUN RD F1		BOLTON, MA 01740
Parcel Number:	005.C-0030.0	Mailing Address:	PLACE GEORGE I HARRIET L COLLINS
Cama Number:	005.C-0000-0030.0		59 GOLDEN RUN RD
Property Address:	59.00 GOLDEN RUN RD 7		BOLTON, MA 01740
Parcel Number:	005.C-0031.0	Mailing Address:	CALLINAN KEVIN J
Cama Number:	005.C-0000-0031.0		P O BOX 113
Property Address:	75.00 GOLDEN RUN RD 4		BOLTON, MA 01740
Parcel Number:	005.C-0032.0	Mailing Address:	KEENAN JOHN J & VALERIE J
Cama Number:	005.C-0000-0032.0		87 GOLDEN RUN RD
Property Address:	87.00 GOLDEN RUN RD G3&F3		BOLTON, MA 01740
Parcel Number:	005.C-0033.0	Mailing Address:	FITZGERALD MICHAEL J DENISE V FITZGERALD
Cama Number:	005.C-0000-0033.0		67 GOLDEN RUN RD
Property Address:	67.00 GOLDEN RUN RD 5		BOLTON, MA 01740
Parcel Number:	005.C-0034.0	Mailing Address:	CASELLO LAURA S PETER N CASELLO
Cama Number:	005.C-0000-0034.0		61 GOLDEN RUN RD
Property Address:	61.00 GOLDEN RUN RD 6		BOLTON, MA 01740

Parcel Number:	005.C-0052.0	Mailing Address:	CHOQUETTE BRIAN R & KIM M
Cama Number:	005.C-0000-0052.0		60 GOLDEN RUN RD
Property Address:	60.00 GOLDEN RUN RD 1A		BOLTON, MA 01740
Parcel Number:	005.C-0053.0	Mailing Address:	BECHARA CHRISTOPHER & MARGRIT
Cama Number:	005.C-0000-0053.0		50 GOLDEN RUN RD
Property Address:	50.00 GOLDEN RUN RD 3		BOLTON, MA 01740
Parcel Number:	005.C-0054.0	Mailing Address:	DONFRO RONALD & JEFFREY G CLAR
Cama Number:	005.C-0000-0054.0		44 GOLDEN RUN RD
Property Address:	44.00 GOLDEN RUN RD 4A		BOLTON, MA 01740
Parcel Number:	005.D-0007.0	Mailing Address:	BEATON JAMES A & DEBORAH R SMA
Cama Number:	005.D-0000-0007.0		178 SUGAR RD
Property Address:	178.00 SUGAR RD 3/4		BOLTON, MA 01740
Parcel Number:	005.D-0008.0	Mailing Address:	HURD MATTHEW & AVA R
Cama Number:	005.D-0000-0008.0		188 SUGAR RD
Property Address:	188.00 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0009.0	Mailing Address:	NEAL JEFFREY B & KAREN
Cama Number:	005.D-0000-0009.0		8 GOLDEN RUN RD
Property Address:	8.00 GOLDEN RUN RD		BOLTON, MA 01740
Parcel Number:	005.D-0011.0	Mailing Address:	HOUGHTON KENNETH R BARBARA L
			KENNETH E HOUGHTON
Cama Number:	005.D-0000-0011.0		P O BOX 152
Property Address:	34.00 GOLDEN RUN RD		BOLTON, MA 01740
Parcel Number:	005.D-0012.0	Mailing Address:	GROSCH THEODORE O & MARY E
Cama Number:	005.D-0000-0012.0		242 SUGAR RD
Property Address:	242.00 SUGAR RD 1		BOLTON, MA 01740
Parcel Number:	005.D-0013.0	Mailing Address:	BLAIR R ROBERT
Cama Number:	005.D-0000-0013.0		248 SUGAR RD
Property Address:	248.00 SUGAR RD 2		BOLTON, MA 01740
Parcel Number:	005.D-0014.0	Mailing Address:	CZAP CHRISTINE A
Cama Number:	005.D-0000-0014.0		258 SUGAR RD
Property Address:	258.00 SUGAR RD 3A		BOLTON, MA 01740-1034
Parcel Number:	005.D-0015.0	Mailing Address:	GUERIN MICAHEL E & KAREN L
Cama Number:	005.D-0000-0015.0		260 SUGAR RD
Property Address:	260.00 SUGAR RD 4A		BOLTON, MA 01740
Parcel Number:	005.D-0016.0	Mailing Address:	SUSAN DRUGGE
Cama Number:	005.D-0000-0016.0		288 BALLVILLE RD
Property Address:	289.00 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0017.0	Mailing Address:	RISEBOROUGH JAMES
Cama Number:	005.D-0000-0017.0		263 SUGAR RD
Property Address:	263.00 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0018.0	Mailing Address:	PAVIA MARK &
			CHRISTINE PARMENSI PAVIA
Cama Number:	005.D-0000-0018.0		70 CONCORD RD
Property Address:	225.00 SUGAR RD 2		MARLBOROUGH, MA 01752

Parcel Number:	005.D-0019.0	Mailing Address:	FLAHERTY JAMES E & TINA N
Cama Number:	005.D-0000-0019.0		205 SUGAR ROAD
Property Address:	205.00 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0023.0	Mailing Address:	LAWTON JOHN J & LISA A
Cama Number:	005.D-0000-0023.0		266 SUGAR RD
Property Address:	266.00 SUGAR RD 5A		BOLTON, MA 01740
Parcel Number:	005.D-0024.0	Mailing Address:	WIKOFF JOHN R JR & TANYA B
Cama Number:	005.D-0000-0024.0		272 SUGAR RD
Property Address:	272.00 SUGAR RD 6A		BOLTON, MA 01740
Parcel Number:	005.D-0042.0	Mailing Address:	GREYSTONE ELECTRONICS LLC
Cama Number:	005.D-0000-0042.0		119 HARMONY HILL RD
Property Address:	237.00 SUGAR RD		HARWINTON, CT 06791
Parcel Number:	005.D-0049.0	Mailing Address:	CASCO PAUL G ANNETTE R CASCO
Cama Number:	005.D-0000-0049.0		28 GOLDEN RUN RD
Property Address:	28.00 GOLDEN RUN RD B		BOLTON, MA 01740
Parcel Number:	005.D-0055.A	Mailing Address:	BOLTON CONSERVATION TRUST WHITCOMB GARRISON SITE
Cama Number:	005.D-0000-0055.A		P O BOX 14
Property Address:	0.00 SUGAR RD		BOLTON, MA 01740
Parcel Number:	005.D-0085.0	Mailing Address:	DOWDS BENAJMIN N
Cama Number:	005.D-0000-0085.0		231 SUGAR RD
Property Address:	231.00 SUGAR RD		BOLTON, MA 01740
Parcel Number:	006.C-0023.1	Mailing Address:	GROUSE HILL REALTY TRUST COLBY HERBERT W & BETSY C CUSSE
Cama Number:	006.C-0000-0023.1		8862 E SUNRIDGE HOLLOW RD
Property Address:	0.00 GOLDEN RUN RD 1		PARKER, CO 80134
Parcel Number:	006.C-0025.0	Mailing Address:	GAVALIS THEODORE ALAN EST OF AMY G GAVALIS
Cama Number:	006.C-0000-0025.0		99 GOLDEN RUN RD
Property Address:	99.00 GOLDEN RUN RD G1		BOLTON, MA 01740
Parcel Number:	006.C-0026.0	Mailing Address:	NEW ENGLAND POWER CO PROPERTY TAX DEPT
Cama Number:	006.C-0000-0026.0		25 RESEARCH DR
Property Address:	0.00 GOLDEN RUN RD RE		WESTBOROUGH, MA 01581
Parcel Number:	006.C-0040.0	Mailing Address:	SOUZA PAUL R & SUZANNE R
Cama Number:	006.C-0000-0040.0		93 GOLDEN RUN RD
Property Address:	93.00 GOLDEN RUN RD G2		BOLTON, MA 01740
Parcel Number:	006.D-0002.0	Mailing Address:	KELLEY CHRISTINE V
Cama Number:	006.D-0000-0002.0		288 SUGAR RD
Property Address:	288.00 SUGAR RD 8		BOLTON, MA 01740
Parcel Number:	006.D-0002.A	Mailing Address:	TARANTO JOSEPH F EST OF JULIANA I TARANTO
Cama Number:	006.D-0000-0002.A		294 SUGAR RD
Property Address:	294.00 SUGAR RD 9		BOLTON, MA 01740

Parcel Number:	006.D-0003.0	Mailing Address:	BOWE FREDERICK J CANDACE S BOWE 298 SUGAR RD BOLTON, MA 01740
Cama Number:	006.D-0000-0003.0		
Property Address:	298.00 SUGAR RD 10		
Parcel Number:	006.D-0010.0	Mailing Address:	ALLISON DONALD E JR PAMELA A BUMP 40 LAUREL RD BOLTON, MA 01740
Cama Number:	006.D-0000-0010.0		
Property Address:	40.00 LAUREL RD 31		
Parcel Number:	006.D-0011.0	Mailing Address:	NASHOBA VALLEY REALTY INC 111 HUDSON RD BOLTON, MA 01740
Cama Number:	006.D-0000-0011.0		
Property Address:	0.00 LAUREL RD 32		
Parcel Number:	006.D-0013.0	Mailing Address:	LAZUKA DAVID M PAULA M LAZUKA 79 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0013.0		
Property Address:	79.00 PINEWOOD RD BH34		
Parcel Number:	006.D-0014.0	Mailing Address:	DEFINA STEPHEN P & BONNIE L 63 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0014.0		
Property Address:	63.00 PINEWOOD RD NR35		
Parcel Number:	006.D-0015.0	Mailing Address:	CRIDLAND WILLIAM W & CLAUDIA E 57 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0015.0		
Property Address:	57.00 PINEWOOD RD NR36		
Parcel Number:	006.D-0016.0	Mailing Address:	BROOKS DANIEL T CYNTHIA A BROOKS 51 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0016.0		
Property Address:	51.00 PINEWOOD RD BH37		
Parcel Number:	006.D-0017.0	Mailing Address:	DAVIS ETTA L 43 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0017.0		
Property Address:	43.00 PINEWOOD RD 38		
Parcel Number:	006.D-0018.0	Mailing Address:	RAUSCH ROBERT CHARLENE M RAUSCH 37 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0018.0		
Property Address:	37.00 PINEWOOD RD 39		
Parcel Number:	006.D-0019.0	Mailing Address:	CARVALHO JAMES JR BARBARA W CARVALHO 31 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0019.0		
Property Address:	31.00 PINEWOOD RD 40		
Parcel Number:	006.D-0020.0	Mailing Address:	GAYNOR MICHAEL J & JOANNE C 25 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0020.0		
Property Address:	25.00 PINEWOOD RD CW41		
Parcel Number:	006.D-0021.0	Mailing Address:	COSTA CASIMIRO L SR & SUZANNE L 19 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0021.0		
Property Address:	19.00 PINEWOOD RD 42		
Parcel Number:	006.D-0022.0	Mailing Address:	FERRY ALAN JOAN M FINGER 4 PINEWOOD RD BOLTON, MA 01740
Cama Number:	006.D-0000-0022.0		
Property Address:	4.00 PINEWOOD RD BH1		

Parcel Number:	006.D-0023.0	Mailing Address:	SHELALES WARREN V LINDA SHELALES
Cama Number:	006.D-0000-0023.0		20 PINEWOOD RD
Property Address:	20.00 PINEWOOD RD 2		BOLTON, MA 01740
Parcel Number:	006.D-0024.0	Mailing Address:	GORDON TIMOTHY J & KATHY L WEIS
Cama Number:	006.D-0000-0024.0		30 PINEWOOD RD
Property Address:	30.00 PINEWOOD RD 3		BOLTON, MA 01740
Parcel Number:	006.D-0025.0	Mailing Address:	MACKNIGHT DAVID J & NATALIE K
Cama Number:	006.D-0000-0025.0		38 PINEWOOD RD
Property Address:	38.00 PINEWOOD RD BH4		BOLTON, MA 01740
Parcel Number:	006.D-0026.0	Mailing Address:	BREEZE ROGER W JR LESLIE A BREEZE
Cama Number:	006.D-0000-0026.0		42 PINEWOOD RD
Property Address:	42.00 PINEWOOD RD BH5		BOLTON, MA 01740
Parcel Number:	006.D-0027.0	Mailing Address:	BREINDENTHAL ROBERT S ROXANNE B PALMATIER
Cama Number:	006.D-0000-0027.0		48 PINEWOOD RD
Property Address:	48.00 PINEWOOD RD 6		BOLTON, MA 01740
Parcel Number:	006.D-0028.0	Mailing Address:	PALMATIER ROXANNE TR PINEWOOD
Cama Number:	006.D-0000-0028.0		48 PINEWOOD RD
Property Address:	0.00 PINEWOOD RD 7		BOLTON, MA 01740
Parcel Number:	006.D-0029.0	Mailing Address:	NUZZO ROBERT M & ANN B GILLESPI
Cama Number:	006.D-0000-0029.0		60 PINEWOOD RD
Property Address:	60.00 PINEWOOD RD 8		BOLTON, MA 01740
Parcel Number:	006.D-0030.0	Mailing Address:	MOORE GEORGE E III DARREN G MOO ANNICK MOORE
Cama Number:	006.D-0000-0030.0		70 PINEWOOD RD
Property Address:	70.00 PINEWOOD RD 9		BOLTON, MA 01523
Parcel Number:	006.D-0039.0	Mailing Address:	BABITSKY ALEX
Cama Number:	006.D-0000-0039.0		86 LAUREL RD
Property Address:	86.00 LAUREL RD 18A		BOLTON, MA 01740
Parcel Number:	006.D-0040.0	Mailing Address:	MYERS ROBERT W JOANNE E MYERS
Cama Number:	006.D-0000-0040.0		83 LAUREL RD
Property Address:	83.00 LAUREL RD 19		BOLTON, MA 01740
Parcel Number:	006.D-0042.0	Mailing Address:	WALTON DEREK T A CHRISTINE DOBRIANSKY
Cama Number:	006.D-0000-0042.0		67 LAUREL RD
Property Address:	67.00 LAUREL RD 21		BOLTON, MA 01740
Parcel Number:	006.D-0043.0	Mailing Address:	TEAGUE DANIEL C & SOPHIE H FLECK
Cama Number:	006.D-0000-0043.0		53 LAUREL RD
Property Address:	53.00 LAUREL RD 22		BOLTON, MA 01740
Parcel Number:	006.D-0044.0	Mailing Address:	DAMITZ WILLIAM F SUSANNE R DAMITZ
Cama Number:	006.D-0000-0044.0		43 LAUREL RD
Property Address:	43.00 LAUREL RD 24		BOLTON, MA 01740

Parcel Number:	006.D-0063.0	Mailing Address:	NEW ENGLAND POWER CO PROPERTY TAX DEPT 25 RESEARCH DR WESTBOROUGH, MA 01581
Cama Number:	006.D-0000-0063.0		
Property Address:	0.00 LAUREL RD		
Parcel Number:	006.D-0066.0	Mailing Address:	POWERS LILLIAN E C/O LAW OFFICES OFDAVID A PHILBIN 77 HIGH ST CLINTON, MA 01510
Cama Number:	006.D-0000-0066.0		
Property Address:	0.00 N ZINK SAWMILL		
Parcel Number:	006.D-0070.0	Mailing Address:	LAQUIDARA BRENDA & EDWARD T 336 SUGAR RD BOLTON, MA 01740
Cama Number:	006.D-0000-0070.0		
Property Address:	336.00 SUGAR RD		
Parcel Number:	006.D-0088.0	Mailing Address:	BOSSELAIT DAVID A & ROSEMARY A 87 LAUREL RD BOLTON, MA 01740
Cama Number:	006.D-0000-0088.0		
Property Address:	0.00 LAUREL RD		
Parcel Number:	006.D-0089.0	Mailing Address:	BOSSELAIT DAVID A & ROSEMARY A 87 LAUREL RD BOLTON, MA 01740
Cama Number:	006.D-0000-0089.0		
Property Address:	87.00 LAUREL RD 1		
Parcel Number:	006.D-0094.0	Mailing Address:	PILEEKI CHERYL A & PAUL I 348 SUGAR RD BOLTON, MA 01740
Cama Number:	006.D-0000-0094.0		
Property Address:	348.00 SUGAR RD 2		
Parcel Number:	006.D-0102.0	Mailing Address:	TOTH SCOTT A & WENDY 344 SUGAR RD BOLTON, MA 01740
Cama Number:	006.D-0000-0102.0		
Property Address:	344.00 SUGAR RD 1		
Parcel Number:	006.D-0103.0	Mailing Address:	CURRAN CINDY L & JOHN M 10 CORN RD BOLTON, MA 01740
Cama Number:	006.D-0000-0103.0		
Property Address:	10.00 CORN RD 5		

Attachment "A"

Deed of Locus

Meadow View Acres – Bolton Massachusetts

2008 00028092
Bk: 42561 Pg: 345
Page: 1 of 4 03/17/2008 11:47 AM

(5 parcels - Lot 11-A, 12-B, 15, 16 and 17) Sugar Road, Bolton, MA

MASSACHUSETTS QUITCLAIM DEED

Alberth M. Toth, a/k/a Alberta M. Toth, of 218 Sugar Road, Bolton, Worcester County, Massachusetts

for consideration paid and in full consideration of less than One Hundred and 00/100 ($100.00) Dollars

grants to **Robert P. Kiley, Trustee of High Oaks Realty Trust, u/d/t dated** 8/15/86
recorded with South Middlesex Deeds at Book 17313, Page 497
of Post Office Box 381, Groton, MA 01450

WITH QUITCLAIM COVENANTS:

Five (5) parcels of land being shown as Lot # 11-A, Lot # 12-B, Lot # 15, Lot # 16 and Lot # 17 on a plan of land entitled "Re-Division of Land in Bolton, Mass., Owned by: Nashoba Valley Realty Co., Inc., Scale 1" = 100', January 28, 1969, Nashoba Survey Co., Marlborough, Mass., R.E. MacCarthy, Reg. Land Surveyor", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 343, Plan 81 and to which plan reference may be had for a more particular description of said parcels.

The premises are conveyed subject to the following restrictions which shall remain in full force and effect until March 21, 2014 and shall be for the benefit of Nashoba Valley Realty Co., Inc.'s remaining land situated on the Westerly side of Zink Road, and the Northerly side of Zink Road, and the Northerly side of Sugar Hill Road in said Bolton. Nashoba Valley Realty Co., Inc. so long as it continues to own at least two (2) acres of land in Bolton, Massachusetts shall have sole right to modify, amend or revoke these restrictions:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two (2) automobiles.

2. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than $18,500.00 based upon cost levels prevailing on the date these covenants are recorded , it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better that that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 880 square feet or a one-story dwelling, nor less than 880 square feet for a dwelling of more than one story.

3. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the

4
a

recorded plot. In any event, no building shall be located on any lot nearer that 50 feet to the front lot line, or nearer than 20 feet to any side street line.

4. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 150 feet at the street line nor shall any dwelling be erected or placed on any lot having an area of less than 40,000 square feet.

5. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plot and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance utilities, or which may change the direction of flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

6. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES. No structure of a temporary character trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

8. SIGNS. No sign of any kind shall be displayed to the public view on any lot except a professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.

9. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats of other household pets may be kept provided that the are not kept, bred or maintained for any commercial purpose.

10. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

11. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Town of Bolton Public Health Authority. Approval of such system as installed shall be obtained from such authority.

12. SIGHT DISTANCE AND INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot

within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

13. TERMS. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until March 21, 2014.

14. ENFORCEMENT. Enforcement shall be by proceedings at Law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to cover damages.

15. SEVERABILITY. Invalidation of any one of these covenants by judgement of court order shall in no way effect any of the other provisions which shall remain in full force and effect.

Nashoba Valley Realty Co., Inc. reserves as appurtenant to all land now owned or hereafter acquired by it in said Bolton, in common with grantee and others from time to time entitled thereto, the right to use the streets shown on said plan for all purposes for which streets are now or may hereafter customarily by used in said Bolton together with the right to grade, change the grade of, surface, install, maintain, replace, remove, and use sewers, drains, water mains, gas pipes, electric and telephone wires, poles, conduits and other utility services, together with the right to grant such rights to others, including the Town of Bolton.

Said parcels are further conveyed subject to, and with the benefit of, easements, rights, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

There is excepted from this conveyance that certain parcel of land, being shown as Lot 2 on a plan of land entitled, "Plan of Land by Ducharme & Wheeler, Inc.". dated April 29, 2003, containing 4.5 acres or 191,667 square feet of land, more or less, which plan is recorded with the Worcester District Registry of Deeds at Plan Book 794, Plan 27("Plan") and which was conveyed to Carleton R. Traywick, III and Laura Traywick, by deed dated May 13, 2003, recorded with said Deeds in Book 30251, Page 106.

Being the premises conveyed to Alberth M. Toth, by deed dated March 21, 1984, recorded in the Worcester District Registry of Deeds at Book 8127, Page 174.

WITNESS my hand and seal this 11 day of March, 2008.

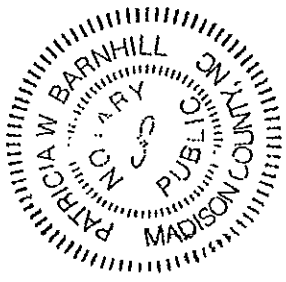
Alberth M. Toth a/k/a Alberta M. Toth

Alberth M. Toth a/ka/ Alberta M. Toth

STATE OF NORTH CAROLINA

Buncombe County: ss

On this 11 day of March, 2008, before me, the undersigned notary public, personally appeared Alberth M. Toth, a/k/a Alberta M. Toth, proved to me through satisfactory evidence of identification, which was Driver License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Patricia W Barnhill
Notary Public Patricia W Barnhill
My commission expires: May 30, 2009

2008 00028093
Bk: 42561 Pg: 349
Page: 1 of 2 03/17/2008 11:47 AM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/17/2008 11:47 AM
Ctrl# 073045 30416 Doc# 00028093
Fee: $4,537.20 Cons: $995,000.00

MASSACHUSETTS QUITCLAIM DEED

William E. Toth and Alberta M. Toth, of 218 Sugar Road, Bolton, Worcester County, Massachusetts

for consideration paid and in full consideration of Nine Hundred Ninety-Five Thousand and 00/100 ($995,000.00) Dollars

grant to **Robert P. Kiley, Trustee of High Oaks Realty Trust, u/d/t dated** 8/15/86
recorded with Middlesex South Deeds at Book 17313, Page 497
of Post Office Box 381, Groton, MA 01450

WITH QUITCLAIM COVENANTS:

A tract of land situated in the northeasterly part of Bolton, Worcester County, Massachusetts, on the northerly side of Sugar Road containing forty-seven (47) acres, more or less, bounded and described as follows:

Beginning at the Southwesterly corner of the granted premises at said road and at land formerly owned by Rueben Burnam and running thence Northerly by land of said Burnam ten and 60/100 (10.60) rods to the center of the brook; thence still Northerly up the brook by land formerly of said Burnam and land now or formerly of Charles E. Newton about one hundred sixty-seven (167) rods to land now or formerly of Quincy Houghton; thence Easterly by land now or formerly of said Houghton and land now or formerly of said Newton fifty-one (51) rods, more or less to a stone bound at land now or formerly of Jacob Goddard; thence by land now or formerly of said Goddard, Southerly about one hundred fifteen (115) rods to a stake and stones at land now or formerly of Albert Hardy; thence by land now or formerly of said Hardy, Westerly about twenty-eight (28) rods to a corner of a wall; thence by land now or formerly of said Hardy, Southerly and Southeasterly as the wall stands about fifty-three and 40/100 (53.40) rods to said road; thence by said road Southwesterly and Westerly to the point of beginning.

Also another tract situated in the northeasterly part of said Bolton, Worcester County, Massachusetts adjoining the first described tract, containing thirty (30) acres, more or less, bounded and described as follows:

Beginning at stake and stones at said Sugar Road and at first described tract and running thence by said first described tract Northerly about two and 80/100 (2.80) rods to an angle; thence by the same land still in a Northerly direction about seven and 72/100 (7.72) rods to a stone in the brook; thence up the channel of said brook and bounding on the first described tract Northerly about one hundred eighteen (118) rods to a pile of stones on a rock; thence by land now or formerly of Charles E. Newton, South 86° West forty-one (41) rods, more or less to a stake and stones; thence by land now or formerly of Doddbridge Burnam, Southerly sixty-five and 60/100 (65.60) rods to a stake and stones at the road leading to the house now or formerly of Quincy Houghton; thence Easterly by the road to the point of beginning.

There is excepted from this conveyance that certain parcel of land, together with the buildings thereon, having an address of 218 Sugar Road, Bolton, Worcester County, Massachusetts, being

218 SUGAR ROAD, BOLTON, MA

2

OV

shown as Lot 1 on a plan of land entitled, "Plan of Land in Bolton, Massachusetts", Date: June 1, 2007, Scale 1 in = 40 ft., prepared by Ducharme & Dillis Civil Design Group, Inc., which plan is recorded with the Worcester District Registry of Deeds at Plan Book 859, Plan 5 ("Plan"), and to which plan reference may be had for a more particular description of said Lot 1

Said premises are conveyed subject to and with the benefit of easements, rights, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

By execution hereof, Alberta. M. Toth and William E. Toth hereby release Declarations of Homestead, dated September 15, 2004, recorded with said Deeds in Book 35029, Pages 64 and 65, respectively.

Being a portion of the premises conveyed to William E. Toth and Alberta M. Toth, by deed dated June 23, 1997, recorded in the Worcester District Registry of Deeds at Book 18935, Page 154.

WITNESS our hands and seals this 11 day of March, 2008.

William E. Toth

William E. Toth

Alberta M. Toth

Alberta M. Toth

STATE OF NORTH CAROLINA

Buncombe County: ss

On this 11th day of March, 2008, before me, the undersigned notary public, personally appeared William E. Toth and Alberta M. Toth, proved to me through satisfactory evidence of identification, which was Driver License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

PATRICIA W BARNHILL NOTARY PUBLIC MADISON COUNTY, NC

Patricia W Barnhill

Notary Public Patricia W Barnhill

My commission expires:

MY COMMISSION EXPIRES
May 8 2009

ATTEST: WORC. Anthony J. Vigliotti, Register

Attachment "B"

Order or Resource Area Delineation

Meadow View Acres – Bolton Massachusetts

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

DEP File Number: 112-543
Provided by DEP

A. General Information

2008 00113183
Bk: 43407 Pg: 372
Page: 1 of 6 10/16/2008 11:00 AM WD

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Bolton
1. Conservation Commission

2. This Issuance is for (check one):

a. ☒ Order of Resource Area Delineation Only

b. ☐ Order of Resource Area Delineation Subject to Simplified Review

1. ☐ Not Subject to Stormwater Policy

2. ☐ Subject to Stormwater Policy

c. ☐ Amended Order of Resource Area Delineation

3. To: Applicant:

a. First Name	b. Last Name	c. Company
Robert	Kiley	

d. Mailing Address: P.O. Box 381

e. City/Town	f. State	g. Zip Code
Groton	MA	01450

4. Property Owner (if different from applicant):

a. First Name	b. Last Name	c. Company

d. Mailing Address

e. City/Town	f. State	g. Zip Code

5. Project Location:

Sugar Road (behind 218 and bordered by Golden Run Rd., and Pinewood Rd.

b. City/Town: Bolton

c. Assessors Map/Plat Number: Map 5D

d. Parcel/Lot Number: Parcel 10

Latitude and Longitude (note: electronic filers will click for GIS locator):

e. Latitude:

f. Longitude:

6. Dates:

a. Date Notice of Intent filed	b. Date Public Hearing Closed	c. Date of Issuance
June 3, 2008	September 16, 2008	September 22, 2008

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

a. Title	d. Date
ANRAD Plan	5/30/08 and revised 8/5/08
c. Title	
ANRAD Filing Additional Information	July 31,2008

TITLE REFERENCE: BOOK 42561, PAGE 349 and BOOK 42561, PAGE 345

SUGAR Road, Bolton, MA

A. JUSTIN McCARTHY, P.C.
Attorney at Law
285 Littleton Road
Westford, MA 01886

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

DEP File Number: 112-543
Provided by DEP

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

   a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

      1. ☒ Bordering Vegetated Wetlands

      2. ☒ Other Resource Area(s), specifically:

      Intermittent stream - mapped as perennial and determined by Conservation Commission to be intermittent based on documentation of dry stream conditions for four days submitted by a competent source.

   b. ☐ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

      1. ☐ Bordering Vegetated Wetlands

      2. ☐ Other Resource Area(s), specifically:

   c. ☐ **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

      1. ☐ Bordering Vegetated Wetlands

      2. ☐ Other Resource Area(s), specifically:

      3. The boundaries were determined to be inaccurate because:

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

DEP File Number: 112-543
Provided by DEP

C. Simplified Buffer Zone Review

Work within the Buffer Zone pursuant to the Simplified Review (310 CMR 10.02) requires that you must comply with the following conditions. If your project does not meet these requirements, you are required to either file a Determination of Applicability or Notice of Intent or take other corrective measures as directed by the Conservation Commission.

Simplified Review Conditions:

Work conducted under Simplified Review requires the following:

1. No work of any kind shall occur within any wetland resource areas including Riverfront Area and Bordering Land Subject to Flooding.
2. The inner 0-to-50-foot wide area from the delineated wetland boundary that has a Buffer Zone shall not be disturbed by any work associated with this project, including placement of any stormwater management components.
3. No work shall occur in the Buffer Zone bordering an Outstanding Resource Water (e.g., certified vernal pool, public water supply reservoir or tributary), as defined in 314 CMR 4.00 or border coastal resource areas at 310 CMR 10.25-10.35.
4. No work shall occur in the Buffer Zone adjacent to wetland resources with estimated wildlife habitat (which is identified on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife).
5. Erosion and Sedimentation controls shall be installed and maintained at the 50-foot Buffer Zone line or limit of work (whichever is a greater distance from the resource area) to protect resource areas during construction.
6. If the project is subject to the Massachusetts Stormwater Policy, all work shall be conducted in conformance with an approved Stormwater Management Plan.
7. The Buffer Zone does not contain a slope greater than an average of 15% at its steepest gradient across the 100-foot Buffer Zone.
8. The amount of new impervious surface, in combination with existing impervious surfaces, shall not exceed 40% of the Buffer Zone between 50 and 100 feet.
9. No work is allowed, and no additional NOI or RDA shall be filed, for any work within the 0-to-50-foot Buffer Zone during the three-year term of an Order associated with this application.
10. Prior to any work being undertaken pursuant to this Order, the wetland resource boundary shall be flagged; all boundary delineation flagging should be maintained for the term of the Order.
11. If stormwater management structures are proposed in the Buffer Zone, the stormwater management structures shall be maintained as required in the Stormwater Plan. Such maintenance constitutes an ongoing condition and is not subject to further permitting requirements.
12. If this ORAD involves work as part of a Simplified Review, the ORAD shall be recorded at the Registry of Deeds prior to the commencement of work per the requirements of Section F.
13. Prior to proceeding with any work under Simplified Review, applicants are required to provide written notice to the Commission one week prior to commencing any work.
14. If work authorized under Simplified Review is commenced, no work is allowed, and no additional NOI or RDA may be filed, for any work within the 0-to-50-foot buffer zone during the term of an ORAD associated with this application. If work authorized under Simplified Review is <u>not</u> commenced, then future NOIs or RDAs may be filed for work within the 0-to-50-foot portion of the buffer zone.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Order of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
112-543
Provided by DEP

–End of Conditions–

C. Simplified Buffer Zone Review (cont.)

Stormwater Applicability

1. ☐ The project is not subject to the Stormwater Policy.
2. ☐ The project is subject to the Stormwater Policy and the Stormwater Plan included for the project complies with all stormwater standards.

Ineligibility Determinations

Site Conditions: The applicant is not eligible for Simplified Buffer Zone review and must file a Request for Determination of Applicability or Notice of Intent prior to any work because:

3. ☐ Work is within the Buffer Zone of a Coastal Resource Area as defined at 310 CMR 10.25-10.35.
4. ☐ The Buffer Zone contains existing slopes greater than an average of 15%.
5. ☐ Buffer Zone contains estimated rare wildlife habitat.[1]
6. ☐ The site borders an Outstanding Resource Water.[2]

Stormwater

7. ☐ The project is subject to the Stormwater Policy and the applicant has not submitted sufficient information to demonstrate compliance with the Stormwater Management Policy. Prior to any work, the applicant must submit plans showing compliance with the standards in the Stormwater Policy, the location of the work, the amount of impervious surface, and the location of erosion controls, to the Commission for its concurrence. (See instructions to ANRAD Form 4A.) The following necessary stormwater information was not submitted by the applicant:

   a. _____

8. ☐ The project is subject to the Stormwater Policy but the project does not comply with one or more of the stormwater standards (specify which standard(s) not met).
   a. Standard # : _____
   b. Standard # : _____
9. ☐ Impervious surface exceeds 40% of the area of the Buffer Zone between 50 and 100 feet from the resource area.
10. ☐ The applicant did not submit plans depicting adequate erosion and sedimentation controls located at the limit of work or at least 50 feet from any resource areas, whichever will be greater.
11. ☐ Work is proposed within 50 feet of a resource area.

Notice to Commission

[1] *Identified on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife of the Natural Heritage and Endangered Species Program.*
[2] *Certified Vernal Pools, public water supplies, or inland ACECs as identified in 314 CMR 4.00.*

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 4B – Order of Resource Area Delineation

112-543
Provided by DEP

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

Any applicant proposing to proceed under Simplified Buffer Zone Review, as specified in 310 CMR 10.02, must provide written notice to the Commission one week prior to any work.

D. Findings

This Order of Resource Area Delineation determines that the Stormwater Plan, if applicable, and the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

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.

If the Abbreviated Notice of Resource Area Delineation was filed as Simplified Review for a Buffer Zone project, the applicant has certified that any work associated with the proposed project meets all eligibility requirements for Simplified Review listed in Section C of this Order. Any work that does not comply with the Simplified Review requirements will require a Notice of Intent or Request for Determination of Applicability.

The applicant is responsible for promptly requesting a Certificate of Compliance following completion of any work allowed pursuant to a Simplified Review or no later than three years from the date of the Order of Resource Area Delineation unless the Order is extended.

Failure to comply with the conditions of this Order is grounds for the Conservation Commission or the Department to take enforcement action.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent 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 DEP Regional Office (see http://www.mass.gov/dep/about/region/findyour.htm).

E. Appeals

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 DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for 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 bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

DEP File Number: 112-543
Provided by DEP

F. Signatures and Notary Acknowledgement

Please indicate the number of members who will sign this form: 1. Number of Signers

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

This Order is valid for three years from the date of issuance.

This Order is issued to the applicant and the property owner (if different) as follows:

☐ by hand delivery on _____ Date

☒ by certified mail, return receipt requested on September 22, 2008 Date

Notary Acknowledgement

Commonwealth of Massachusetts County of Worcester

On this 16th Day of September Month 2008 Year

Before me, the undersigned Notary Public, personally appeared Kevin Lord Name of Document Signer

proved to me through satisfactory evidence of identification, which was/were MA Drivers license and Personal Knowledge 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 Bolton City/Town Conservation Commission

Carol A Gumbart
Signature of Notary Public

Carol A Gumbart
Printed Name of Notary Public

January 29, 2010
My Commission Expires (Date)

Place notary seal and/or any stamp above

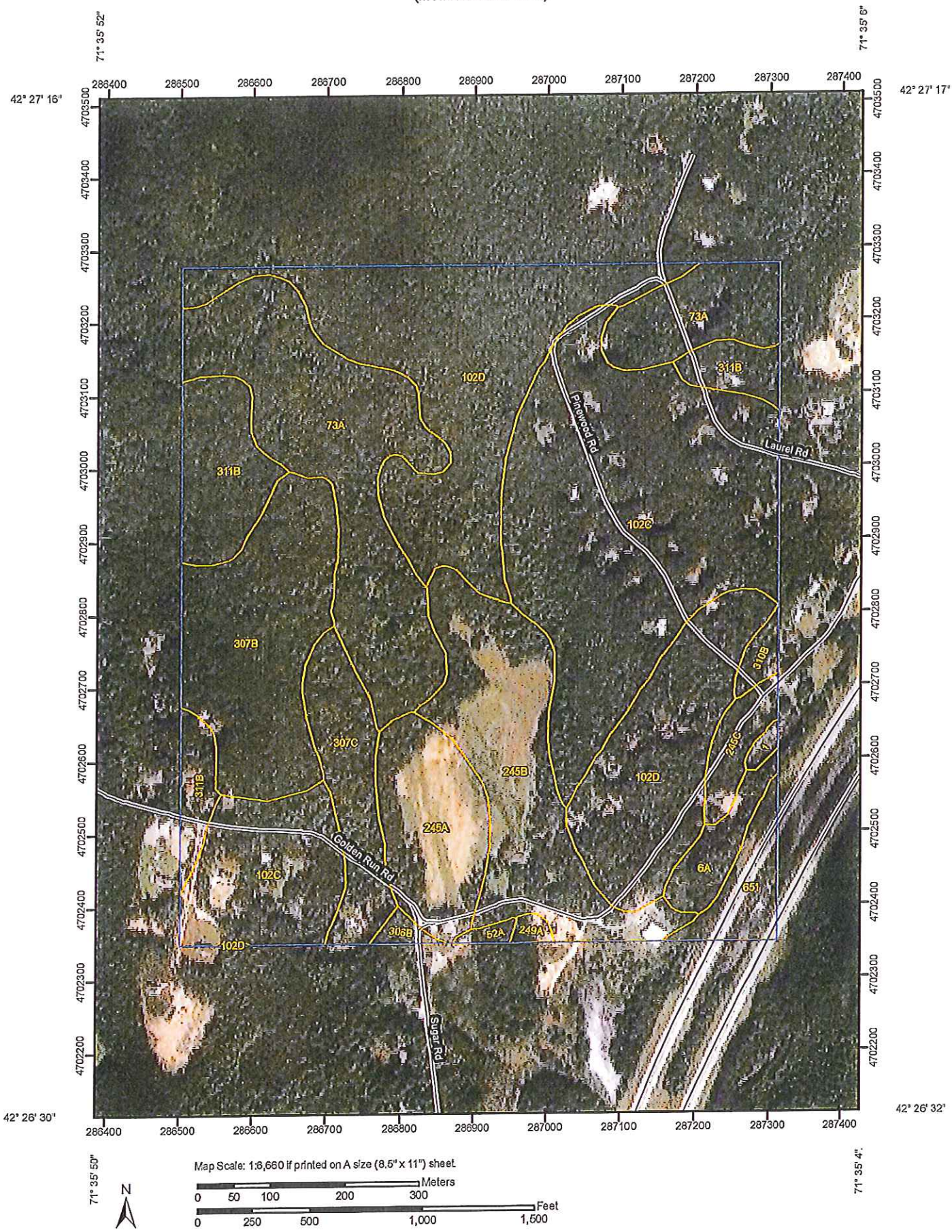
ATTEST: WORC. Anthony J. Vigliotti, Register

Attachment "C"

Soil Map for Worcester County, Massachusetts Northeast Part

Meadow View Acres – Bolton Massachusetts

Soil Map—Worcester County, Massachusetts, Northeastern Part
(Meadow View Acres)



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

- Gully
- Short Steep Slope
- Other

Political Features

- Cities

Water Features

- Oceans
- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:6,660 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worcester County, Massachusetts, Northeastern Part
Survey Area Data: Version 7, May 5, 2008

Date(s) aerial images were photographed: 8/15/2003

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Worcester County, Massachusetts, Northeastern Part (MA613)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	0.4	0.2%
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	2.8	1.5%
52A	Freetown muck, 0 to 1 percent slopes	0.4	0.2%
73A	Whitman loam, 0 to 3 percent slopes, extremely stony	27.7	14.9%
102C	Chatfield-Hollis-Rock outcrop complex, 3 to 15 percent slopes	46.5	25.0%
102D	Chatfield-Hollis-Rock outcrop complex, 15 to 25 percent slopes	38.9	21.0%
245A	Hinckley sandy loam, 0 to 3 percent slopes	9.1	4.9%
245B	Hinckley sandy loam, 3 to 8 percent slopes	17.2	9.3%
245C	Hinckley sandy loam, 8 to 15 percent slopes	2.5	1.3%
249A	Deerfield sandy loam, 0 to 3 percent slopes	0.5	0.3%
306B	Paxton fine sandy loam, 3 to 8 percent slopes, very stony	0.6	0.3%
307B	Paxton fine sandy loam, 3 to 8 percent slopes, extremely stony	16.5	8.9%
307C	Paxton fine sandy loam, 8 to 15 percent slopes, extremely stony	7.2	3.9%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	1.0	0.5%
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	11.0	5.9%
651	Udorthents, smoothed	3.5	1.9%
Totals for Area of Interest		**185.8**	**100.0%**

Drainage Class—Worcester County, Massachusetts, Northeastern Part
(Meadow View Acres)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Soil Ratings

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Not rated or not available

Political Features

- Cities

Water Features

- Oceans
- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:6,660 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worcester County, Massachusetts, Northeastern Part
Survey Area Data: Version 7, May 5, 2008

Date(s) aerial images were photographed: 8/15/2003

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Drainage Class

Drainage Class— Summary by Map Unit — Worcester County, Massachusetts, Northeastern Part				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Water		0.4	0.2%
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	Very poorly drained	2.8	1.5%
52A	Freetown muck, 0 to 1 percent slopes	Very poorly drained	0.4	0.2%
73A	Whitman loam, 0 to 3 percent slopes, extremely stony	Very poorly drained	27.7	14.9%
102C	Chatfield-Hollis-Rock outcrop complex, 3 to 15 percent slopes	Well drained	46.5	25.0%
102D	Chatfield-Hollis-Rock outcrop complex, 15 to 25 percent slopes	Well drained	38.9	21.0%
245A	Hinckley sandy loam, 0 to 3 percent slopes	Excessively drained	9.1	4.9%
245B	Hinckley sandy loam, 3 to 8 percent slopes	Excessively drained	17.2	9.3%
245C	Hinckley sandy loam, 8 to 15 percent slopes	Excessively drained	2.5	1.3%
249A	Deerfield sandy loam, 0 to 3 percent slopes	Moderately well drained	0.5	0.3%
306B	Paxton fine sandy loam, 3 to 8 percent slopes, very stony	Well drained	0.6	0.3%
307B	Paxton fine sandy loam, 3 to 8 percent slopes, extremely stony	Well drained	16.5	8.9%
307C	Paxton fine sandy loam, 8 to 15 percent slopes, extremely stony	Well drained	7.2	3.9%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	Moderately well drained	1.0	0.5%
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	Moderately well drained	11.0	5.9%
651	Udorthents, smoothed		3.5	1.9%
Totals for Area of Interest			185.8	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher