

FORM J - SPECIAL PERMIT FOR LAND DISTURBANCE APPLICATION

2016 AUG 10 P 12:11

Framingham Planning Board
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Office Use Only	Project Number: PB-027-16	Public Hearing Date: 9/11/2016	Filing Fee: \$1150 Total
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Property Information

Address of Property: 52B & 52C Nixon Road

Applicability (Please check all that apply)

Section V, F.c.(1).(a)-(d) applies to any proposed Land Disturbance activity on all existing Lots and/or new Lots created as follows:

<input checked="" type="checkbox"/>	(a) Any soil disturbance greater than 4,000 square feet on an existing or proposed slope of more than fifteen (15%) percent;
<input checked="" type="checkbox"/>	(b) Any Earth Removal or Earth Fill of more than 400 cubic yards;
<input checked="" type="checkbox"/>	(c) Any Earth Moving activity of more than 1,000 cubic yards; and/or
<input type="checkbox"/>	(d) Any clearing of more than fifty (50%) percent of the Lot's area or more than 40,000 square feet, whichever square footage is less, but not including Lots with an area of 10,000 square feet or less.

Project Information

Total Area of the Parcel(s) (acre/square feet)	2.19	/ 95,443
Total Area of the Parcel(s) that is wetlands/vernal pools/waterway (acre/square feet)	0	/ 0
Total Area to be Disturbed (acre/square feet)	1.17	/ 51,200
Total Area Upland (acre/square feet)	2.19	/ 95,443
Total Amount of Fill Required for the Project (cubic yards)	2,000 c.y. +/-	
Percent of the Land to be Disturbed (percentage)	53.4	%
Percent of Land under the Jurisdiction of the Conservation Commission (percentage)	0	%
Total Area within the 30' No Build Zone as defined by the Conservation Commission (acre/square feet)	0	/ 0
Total Area within the 100' No Disturb Zone as defined by the State of Massachusetts (acre/square feet)	0	/ 0
Total Area within the 125' No Disturb Zone as defined by the Framingham Conservation Commission (acre/square feet)	0	/ 0
Type of Fill to be used	Title 5 fill, gravel/structural fill, ordinary borrow.	

Residential Projects

	Existing	Allowed	Proposed
Number of Residential Dwellings	0	2	2
Number of Proposed Driveways	0	2	1 Shared

Project Details (Please provide the following information, for additional room please attach additional pages)

Site Management and Control
<p>(a) Building envelopes for structures, driveways, wastewater disposal, lawn areas and utility work are designed and delineated in a manner to limit land disturbance to the greatest extent possible</p> <p>The proposed building and site features have been designed to minimize land disturbance to the maximum extent practical. Almost all of the proposed development is located within previously cleared or disturbed areas, and the northern wooded half of the site will remain undisturbed.</p>
<p>(b) Briefly outline the construction plan (locations for temporary uses such as the parking of construction vehicles, trailers, and stockpiling of equipment and materials) and methods for properly disposing of all waste products, grubbed stumps, slash, construction materials, etc. and dust control measures.</p> <p>Site Access will be provided through a temporary crushed stone construction entrance installed in the propose driveway location off Nixon Road. Once the site is cleared and driveway roughed in, staging areas and stockpile areas will be located near or around the proposed building pad location. Temporary dust control (if required) would be through water sprinkling. All waste products will be disposed of off-site including trash, stumps, slash, etc. An on-site dumpster will be provided for temporary storage and collection.</p>
<p>(c) Briefly describe all temporary Erosion and Sedimentation Control Measures to be employed during construction.</p> <p>During construction silt fence and straw wattles will be placed along the downgradient limit of work. A stone construction entrance will be placed at the access point to Nixon Road to prevent tracking along with a sediment trap. Any sediment that does enter the roadway shall be swept by the end of each working day. Temporary and permanent slope stabilization shall occur as soon as possible after grading is completed (no longer than 14 days after completion). Sediment traps have been located on each lot to be maintained during construction. Notes and details have been shown on the proposed plans.</p>
<p>(d) Briefly describe all permanent Erosion and Sedimentation Control Measures to be installed post construction and permanently maintained.</p> <p>All disturbed areas (other than hardscapes) shall be stabilized with loam and seed. Runoff from the driveway will be collected along the berm with a catch basin discharging to a subsurface drywell for infiltration. Roof runoff will connect to a drywell located on each lot. Overflow will discharge to stabilized undisturbed areas.</p>
<p>(e) Timeline for Project.</p> <p>Six to twelve months</p>
Control of Stormwater Runoff
<p>(f) Briefly describe how the Project will not increase the rate, concentration, or velocity of runoff from the site and how the project will minimize the volume of runoff from the site onto abutting properties.</p> <p>As described above, runoff from the driveway will be collected and discharged to a drywell for infiltration. Roof runoff will connect to two drywells located on each lot. The attached analysis has verified the post-development peak rate of runoff and volume of runoff discharging off-site will be below pre-development levels.</p>

(g) Briefly describe how the Project will not adversely impact the abutting properties by changing the volume of Stormwater Runoff which would result from the land disturbance activities including but not limited to Erosion, silting, flooding, Sedimentation, subsidence or impacts of runoff from the site onto abutting properties.

All runoff from the site currently flows towards Nixon Road. The rate and volume will not be increased as a result of the construction. All discharges from the site will be to stabilized areas at velocities that would not cause erosion.

(h) Briefly describe how the Project will no adversely impact the groundwater resources in terms of quantity or quality.

The project has proposed three drywells on-site that will provide a groundwater recharge volume greater than that typically require under the MassDEP Stormwater Standards

Standard requirement = $0.60'' \times \text{impervious area} = 0.60'' \times 9,610 \text{ s.f.} = 481 \text{ Cubic Feet}$

Proposed recharge volume = 1,596 Cubic Feet

Protection of Natural Features and Vegetation

(i) If applicable, please list and endangered species or wildlife habitats and corridors, natural landscape features, and scenic vistas and views on the Property. If applicable, please describe how the project will site buildings, structures or parking facilities to ensure they do not detract from the Site's scenic qualities.

Site site consists of a previously cleared and disturbed fields with typical wooded uplands to the rear on a moderate slope. There are no estimated or priority habitats of endangered species.

(j) Please briefly describe the characteristics of the site or provide photos that are representative of the Site. If applicable, please provide a list of all trees greater than 6" in diameter – stating the species and site and denote these trees on the Site Plan.

Photos representative of the site have been attached.

The applicant is requesting a waiver from the requirement of showing all trees on-site greater than 6 inches to be removed. Trees along or within the right of way have been shown on the plans.

Protection of Historic Resources

(k) Please provide a list of all historically significant resources on-site.

Not applicable

(l) Briefly describe all reasonable measures that shall be employed to protect historic resources including but not limited to historic landscape features both above and below ground, buildings, structures, objects, stone walls, foundations, and designed landscapes and gardens.

Not applicable

Special Permit for Land Disturbance Application Checklist for Plan Content

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. (**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.)

- Any person who desires a Land Disturbance Special Permit shall submit a plan prepared and stamped by a Professional Engineer and a Professional Land Surveyor each registered in the Commonwealth of Massachusetts, at a scale of one inch equals twenty feet (1"=20') showing.
- North arrow, scale, and date.
- Locus map showing the parcel in relation to the surrounding properties.
- Name of record owner(s) of land shown on the plan.
- Boundaries and existing and proposed topography of the property, including contours at a 2- foot interval, using (National Geodetic Vertical Datum 1929) NGVD29 as it may be updated from time to time and specifying NGVD29 on all elevation drawings, specifically indicating the areas on which the activity is proposed to occur, and clearly noting if the activity is on an area greater than 4,000 square feet or on Slopes 15% or greater.
- The size and location of all existing and proposed buildings, structures, utilities, roads, driveways, parking areas, and areas of cut and fill on the site and the location of all structures on abutting properties within 100 feet of the property lines of the parcel.
- Property lines, easements and/or other legal rights within the property lines.
- All wetlands and wetland resource areas as defined in M.G.L. Ch. 131, §40, and the Framingham Wetlands Protection Bylaw, Article V, §18 of the General By-laws, drainage patterns, and watershed boundaries. Also include a delineation of the 100-year floodplain and all bodies of water, including vernal pools, streams, ponds, and coastal waters within 125-feet of the project site/limit of work and the delineation of a 30-foot no-cut/no alteration zone. Note on plan indicating none w/in 125' of site
- Submission of a scaled landscape plan that delineates on a single sheet the existing vegetation both on the Lot and in the right-of-way, the vegetation to be removed or relocated, the re-vegetation and the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. Include a planting plan to ensure permanent re-vegetation of the site except for Disturbed Areas that will be covered by gravel, hardscape or a building or structure. If applicable, include:
 - Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation. Waiver Requested
 - Size and height of trees, of Specimen Trees and/or significant forest communities. Waiver requested
- Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program. Note on plan indicating none w/in 200' of site
- The location of any proposed stockpile locations.
- Detailed drawings and design calculations of all temporary and permanent stormwater management and Erosion and Sediment control structures and devices.
- A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area. Waiver requested
- N/A If applicable, include a statement prepared by a certified arborist for the proposed relocation of any existing Specimen Tree explaining how said tree is to be relocated and maintained.
- Photographs of the site prior to disturbance shall accompany the application.

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