

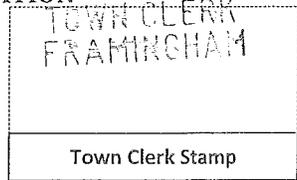
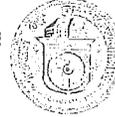
2016 AUG 29 A 10:06

FORM J – SPECIAL PERMIT FOR LAND DISTURBANCE APPLICATION

Framingham Planning Board  
 Memorial Building • Room B-37 • 150 Concord Street  
 Framingham, MA 01702-8373  
 (508) 532-5450 • planning.board@framinghamma.gov



PERMIT | FRAMINGHAM  
 plan • build • grow



Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
-----------------	-----------------	----------------------	-------------

Property Information

Address of Property: 20 & 22 Indian Head Heights

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 checked="" 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)	3.71	/ 161,607.6
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)	2.37	/ 103,027
Total Area Upland (acre/square feet)	3.71	/ 161,607.6
Total Amount of Fill Required for the Project (cubic yards)	877	
Percent of the Land to be Disturbed (percentage)	64	%
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	Loam, structural fill, pavement gravel subbase, topsoil	

Residential Projects

	Existing	Allowed	Proposed
Number of Residential Dwellings	NA		NA
Number of Proposed Driveways	1		1

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

<b>Site Management and Control</b>
<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>In order to maintain water storage for domestic use and fire protection during construction, a tank will be constructed behind the existing tank (tank size will be half the volume needed) while the existing tank is on-line. Once the new tank is constructed the existing tank will be demolished and another tank constructed in it's location (tank sized for half the capacity needed). This plan and phasing is required to maintain adequate water supply for the Town while limiting the area of disturbance that would be created by constructing one replacement tank for the full capacity needed of 3.5M gallons. Two smaller tanks for a total capacity of 3.5M gallons have a smaller overall footprint. Additional area will be cleared for construction and staging of the new tanks (in order to maintain operation of the existing tank) but the area will be restored upon completion.</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>All staging of vehicles, trailers, and stockpiling of materials and equipment will be on-site to minimize impacts and ensure the safety of the neighboring residents. Additional area on-site will be cleared in order to allow for construction staging to occur but the cleared areas will be restored upon completion of the project.</p>
<p>(c) Briefly describe all temporary Erosion and Sedimentation Control Measures to be employed during construction.</p> <p>Temporary erosion and sedimentation control measures include but are not limited to the following: Silt fencing installed around stockpiles, earth moving activities, demolition activities, catch basins for stormwater protection (as well as groundwater (GW) management as needed which is not anticipated based on the borings that were advanced on-site that showed a lack of GW). Stockpiles will be tarped until the surplus soil is removed or reused. Silt sacks will be installed in stormwater CBs. Chainlink fencing will be installed around the project site during construction and will include screening fabric to reduce visual disturbance and provide an additional measure of dust control.</p>
<p>(d) Briefly describe all permanent Erosion and Sedimentation Control Measures to be installed post construction and permanently maintained.</p> <p>All cleared areas will be restored outside the limits of the maintenance driveways and tanks. Stormwater runoff will discharge into detention basins and/or deep sump catch basins with hoods prior to entering a new stormwater collection system along Indian Head Heights Road.</p>
<p>(e) Timeline for Project.</p> <p>Construction for the project is anticipated to begin in November 2016 and be completed by the end of 2018.</p>
<b>Control of Stormwater Runoff</b>
<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>Stormwater runoff will be controlled by using new deep sump catch basins, new drainage infrastructure and two extended dry detention basins. The site grading will be designed to mimic preconstruction conditions without increasing the rate at which stormwater leaves the site. The proposed site will house 2 new water tanks with new bituminous concrete paved driveway and access aisles. The driveway and access aisles will be graded such that stormwater collected on paved areas will be directed to extended dry detention basins via overland flow or from deep sump catch basins. No stormwater from the paved areas will impact abutting properties. The basins discharge to the Towns closed drainage system at a rate which mimics the predevelopment condition.</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.

Drainage areas and flow rates were analyzed for each of the abutting properties. The analysis shows a net decrease in drainage area as well as flow rates to all abutting properties. Increased flow rates and volumes from the site will be managed by two extended dry detention basins before discharging to the Town's closed drainage system.

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

Site soils are primarily made up of silt and clay with poor infiltration rates. No stormwater features are designed as infiltration practices and therefore, groundwater quality and quality should not be impacted based on the project. During the geotechnical investigative work, no groundwater was encountered in borings that were advanced 50-ft. GW monitoring wells were installed and are being monitored to help identify the location of groundwater and measures will be incorporated to minimize impacts during construction.

### **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.

There are two parcels as part of the construction. The front parcel is an existing water storage tank for the Town. The rear parcel is wooded and currently undeveloped. Both parcels do not have any NHESP estimated or priority habitats on-site. In order to maintain operation of the water storage tank during construction, a second tank will be constructed behind the existing tank and will require clearing of the wooded parcel. This is required to maintain continuous service of drinking water and fire protection to the Town in the vicinity of the tank.

(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.

The following trees will be removed from the front of the site and restored with new landscaping:  
(6) white pines, (1) red maple and (1) white oak.

The rear parcel will be cleared of a deciduous mix of oak, maple, hornbeam, beech, white birch, black walnut, white pine, and sassafras. The quantity of trees to be cleared greater than 6" in diameter is estimated at around 30 trees.

The area will be restored with the following: (13) Sugar Maples, (14) American Hop Hornbeam, (8) White Oak, (24) White Pine, (7) American Beech

### **Protection of Historic Resources**

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

MHC was notified of the proposed project on October 13, 2015 and the following response was obtained:  
This project is unlikely to affect significant historic and archaeological resources. (RC 58921)

(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.

Historic resources are not existing on-site.

### 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.
- 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.
  - Size and height of trees, of Specimen Trees and/or significant forest communities.
  - Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program.
  - 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.
- 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.

**CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD**

**Email**

Town of Framingham Planning Board  
[www.Framinghamma.gov](http://www.Framinghamma.gov)  
Monday-Friday, 8:30am - 5:00pm