

Land Disturbance Permit Application Narrative

Property Information

Project Location: 673 Concord Street, Framingham MA 01702

Assessors Map: 102, Block 02, Lots 9638 and 9737, Map 103, Block 12, Lot 0797

Applicant and Owner

Greenhouse Realty Trust
P.O. Box 954
Framingham MA 01701
(508) 380-7467

Engineer and Land Surveyor

MetroWest Engineering Inc.
75 Franklin Street
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(508) 626-0063

Introduction

The project site is located on the easterly side of Concord Street, approximately 400-feet south of Worcester Road (Route 9) in Framingham, Massachusetts. The locus is shown on Framingham Assessors Map 102, Block 02, Lots 9638 and 9737 and Map 103, Block 12, Lot 0797 and contains approximately 97,200 square feet (2.23 acres). The western portion of the site is currently improved with a single story building that serves as retail store/greenhouse, an existing single family house, driveways and supporting utilities. The eastern portion of the property is undeveloped and wooded with relatively young forest growth. The western portion of the site is relatively flat with elevations decreasing slightly toward Concord Street. Elevations decrease from a high point in the center of the property in an easterly direction toward Fairview Road, an unconstructed private way. Single family homes abut the property to the south and north with multi-unit residential developments abutting the property to the east and west. The subject property has frontage along Concord Street and Phelps Road.

The proposed scope of work involves the demolition of the existing retail store/greenhouse building followed by the construction of a new subdivision road and six new house lots. The proposed road will begin along the southerly sideline of Phelps Street and runs in a southeasterly direction approximately 330-feet to the end of a cul-de-sac turnaround. A small portion of the existing site, approximately 2,100 square feet, has slopes in excess of 15-percent. Approximately 89,000 square feet of land (91.7% of total lot area) will be altered by earth movement, earth removal activities or land clearing associated with the construction of the new road and subdivision. Approximately 1,200 cubic yards of soil will be removed from the site as the subdivision road and the six new house lots are constructed. Construction of the subdivision will result in approximately

2,428 cubic yards of cut and 1,232 cubic yards of fill yielding a net cut of approximately 1,197 cubic yards. The majority of the soil to be removed from the site will be generated by the foundations of the new house lots.

Existing Soil Conditions

According to the NRCS Soil survey, soils on and abutting the site are composed of stratified sand and gravel and classified within the Merrimac Urban Land group (626B) and further classified with hydrologic soil group A. These soils are extremely well drained with a high infiltration rate when saturated and have a very low seasonal high groundwater elevation.

Existing topography across the westerly portion of the site is relatively flat. Elevations decreasing approximately eight-feet from the center of the property to the easterly boundary. Due to the relatively flat nature of the site, high permeability of the existing soils and low silt content of the soils, very little erosion of soil will occur during rain storm events. Soils on and around the site have an average resistance to erosion when exposed. The NRCS Soil Survey lists the soil erosion factor (Kw) at 0.32 on a scale of 0.02 to 0.69. The higher Kw value indicates a soils greater susceptibility to soil erosion when exposed.

Proposed Soil Conditions

The proposed project will require approximately 1,200 cubic yards of material to be removed from the site as the subdivision road is constructed and the six new house lots are built. Any material imported to the site will be clean, free draining fill.

Approximately 1,230 cubic yards of material excavated in conjunction with the construction of the new house foundations will be kept on site and used as base grading material on the new house lots. Slopes will, however, remain relatively flat and will have low potential for erosion.

Approximate quantities of pavement and subgrade materials are listed in the table below:

Table One: Approximate Quantities of Materials to be Exported

Material	Quantity (Cubic Yards)
Top Soil	750
Clean Fill	450

Table Two: Approximate Quantities of Materials to be Imported

Material	Quantity (Cubic Yards)
Title V Sand	100
Double Washed Stone (Infiltration Systems)	275
Road Gravel	450
Bituminous Asphalt	150

Erosion Control Measures and General Site Maintenance

Proper inspection and maintenance of erosion controls and general housekeeping and maintenance activities shall be conducted on a regular basis. The contractor shall be responsible for the following procedures for all earthwork activities on the site.

- The contractor shall inspect all erosion control measures on a weekly basis and after all storms with a precipitation amount greater than or equal to one-inch and immediately repair any deficiencies found.
- The contractor shall remove and properly dispose of sediments when they have accumulated to a depth approximately equal to one-half of the height of the erosion control barrier.
- The contractor shall keep an inventory of emergency erosion control and spill control measures on site.
- The contractor shall notify the engineer if any groundwater de-watering is required at any time during the construction phase.
- The contractor shall provide a dumpster on site at all times for the disposal of trash. The dumpster shall be removed from the site when full.
- The contractor shall prevent trash and construction debris from leaving the site and entering the right-of-way and abutting properties.
- The contractor shall make all efforts to minimize the amount of materials to be stored on site.
- All spills shall be cleaned immediately after discovery in accordance with all applicable local, state and federal regulations.
- All construction materials staged and stored on site shall be in a neat and orderly manner.

Proposed Stormwater Management

The site and surrounding area are underlain by highly permeable, glacial outwash soils. Accordingly, very little runoff is generated by the site. Development of the property will involve the clearing of a large portion of the property and the addition of approximately 14,947 square feet of new impervious area to the site. Accordingly, runoff generated by the project site will increase for all storm events. A stormwater management system has been designed to provide for treatment and recharge of runoff to maintain or reduce pre-development rates and volumes of runoff leaving the site. The project will utilize two large subsurface infiltration systems to capture and recharge runoff from the new subdivision road and each new house lot will have a roof drain infiltration system.

A stormwater management system will be constructed in conjunction with the proposed residential subdivision of the property. The stormwater management system will contain deep sump catch basins and proprietary BMP units for the capture and treatment of runoff from the proposed road. Runoff will then be routed to one of two subsurface infiltration system(s) for additional treatment, storage and recharge. Each new residential lot will also feature a subsurface infiltration system to store and recharge runoff from the new house roof surfaces.

Project Phasing and Estimated Time Sequence

A site work sequence and time schedule are listed below and have been prepared under the assumption of a project start in November 2016. If the project start date changes, a revised project schedule will be submitted to the Planning Board.

Construction Schedule

<i><u>Task</u></i>	<i><u>Duration</u></i>	<i><u>Total Project Duration</u></i>
Install erosion controls	1 Week	1 Week
Land clearing and grubbing	3 Weeks	4 Weeks
Rough grade new road	3 Weeks	7 Weeks
Install utilities and drainage system	4 Weeks	11 Weeks
Final grading and paving	4 Weeks	15 Weeks

Waiver Requests
Land Disturbance Permit Application

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The Applicant Requests Waivers on the following Items from the Special Permit for Land Disturbance Application Checklist for Plan Content:

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 ravel, hardscape or a building structure.

The applicant has filed a definitive subdivision plan that depicts the development of the property including a proposed landscape plan. Limits of work and erosion control barriers are shown on the definitive subdivision plans and details.

Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation

All trees on the site with a caliper size of six-inches or greater are shown on the definitive subdivision plans. The wooded portion of the site does not contain significant ground cover or shrubs.

Size and height of trees, specimen trees and/or significant forest communities.

The easterly portion of the site is currently clear of vegetation and is currently improved with two existing buildings and paved parking areas. There are no significant specimen trees on the site. The easterly portion of the site has been previously altered but is presently a wooded area. Many of the trees in the wooded portion of the site are twelve-inch caliper or smaller.

Waiver Request for LDA Application 145 Meadow Street, Framingham

Existing trees with a caliper of six-inches or greater on the site are shown on the site plan that is part of the Land Disturbance Permit application submittal. Existing tree heights are **not** shown on the plan.

A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area.

No specimen trees will be removed or relocated as part of the Land Disturbance Permit Application.

Location of any rare or endangered species as mapped by the Massachusetts Natural Heritage Program.

The site and surrounding areas are not located within estimated habitats of rare or endangered species according to current NHESP mapping.

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.

No specimen trees will be removed or relocated as part of the Land Disturbance Permit Application.