



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:324-0647
eDEP Transaction #:529418
City/Town:WELLESLEY

A. General Information

1. Conservation Commission **WELLESLEY**

2. Issuance a. OOC b. Amended OOC

3. Applicant Details

a. First Name **MARTIN** b. Last Name **RYAN**
c. Organization **WELLESLEY COUNTRY CLUB**
d. Mailing Address **300 WELLESLEY AVENUE**
e. City/Town **WELLESLEY** f. State **MA** g. Zip Code **02481**

4. Property Owner

a. First Name
b. Last Name
c. Organization **WELLESLEY COUNTRY CLUB**
d. Mailing Address **300 WELLESLEY AVENUE**
e. City/Town **WELLESLEY** f. State **MA** g. Zip Code **02481**

5. Project Location

a. Street Address **294 WELLESLEY AVENUE**
b. City/Town **WELLESLEY** c. Zip Code **02481**
d. Assessors Map/Plat# **32** e. Parcel/Lot# **2-A**
f. Latitude **41.30472N** g. Longitude **71.256389W**

6. Property recorded at the Registry of Deed for:

a. County **NORFOLK** b. Certificate **10135** c. Book **311** d. Page

7. Dates

a. Date NOI Filed : 8/17/2010 b. Date Public Hearing Closed: 10/4/2012 c. Date Of Issuance: 12/19/2012

8. Final Approved Plans and Other Documents

a. Plan Title: **SEE ATTACHED "EXHIBIT A" FOR LIST OF PLANS AND OTHER DOCUMENTS** b. Plan Prepared by: c. Plan Signed/Stamped by: d. Revised Final Date: e. Scale:



B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act

Following the review of the the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act.

Check all that apply:

a. <input checked="" type="checkbox"/> Public Water Supply	b. <input checked="" type="checkbox"/> Land Containing Shellfish	c. <input checked="" type="checkbox"/> Prevention of Pollution
d. <input checked="" type="checkbox"/> Private Water Supply	e. <input checked="" type="checkbox"/> Fisheries	f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat
g. <input checked="" type="checkbox"/> Ground Water Supply	h. <input checked="" type="checkbox"/> Storm Damage Prevention	i. <input checked="" type="checkbox"/> Flood Control

2. Commission hereby finds the project, as proposed, is:

Approved subject to:

- a. The following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Denied because:

- b. The proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect interests of the Act, and a final Order of Conditions is issued. A description of the performance standards which the proposed work cannot meet is attached to this Order.
- c. The information submitted by the applicant is not sufficient to describe the site, the work or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).

- 3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310CMR10.02(1)(a). _____
 a. linear feet

Inland Resource Area Impacts:(For Approvals Only):

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	_____	_____	_____	_____
	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
6. <input type="checkbox"/> Land under Waterbodies and Waterways	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet



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	e. c/y dredged	f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	<u> </u>	<u> </u>		
	a. square feet	b. square feet		
Cubic Feet Flood Storage	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. <input type="checkbox"/> Riverfront Area	<u> </u>	<u> </u>		
	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	g. square feet	h. square feet	i. square feet	j. square feet

Coastal Resource Area Impacts:

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	<u> </u>	<u> </u>		
	a. square feet	b. square feet		
	<u> </u>	<u> </u>		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	a. square feet	b. square feet	c. c/y nourishment	d. c/y nourishment
14. <input type="checkbox"/> Coastal Dunes	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	a. square feet	b. square feet	c. c/y nourishment	d. c/y nourishment
15. <input type="checkbox"/> Coastal Banks	<u> </u>	<u> </u>		
	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	<u> </u>	<u> </u>		
	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	<u> </u>	<u> </u>		
	a. square feet	b. square feet		
	<u> </u>	<u> </u>		
	c. c/y dredged	d. c/y dredged		



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19. Land Containing Shellfish

a. square feet b. square feet c. square feet d. square feet

20. Fish Runs

Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

c. c/y dredged d. c/y dredged

21. Land Subject to Coastal Storm Flowage

a. square feet b. square feet

22.

Restoration/Enhancement (For Approvals Only)

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c & d or B.17.c & d above, please entered the additional amount here.

8420

a. square feet of BVW

b. square feet of Salt Marsh

23.

Streams Crossing(s)

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. the work is a maintenance dredging project as provided for in the Act; or
 - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not exceed the issuance date of the original Final Order of Conditions.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken,



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until all proceedings before the Department have been completed.

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,
" Massachusetts Department of Environmental Protection"
[or "MassDEP"]
File Number : "324-0647"
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before Mass DEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. 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.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. The work associated with this Order (the "Project") is (1) is not (2) subject to the Massachusetts Stormwater Standards. If the work is subject to Stormwater Standards, then the project is subject to the following conditions:
 - a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Construction General Permit as required by Stormwater Standard 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
 - b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that: *i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater



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Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures; *ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized; *iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10; *iv.* all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition; *v.* any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

- c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 19(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.
- g) The responsible party shall:
 - 1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 - 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 - 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around



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stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions:

SEE ATTACHED "EXHIBIT A" FOR SPECIAL CONDITIONS ISSUED BY THE WELLESLEY WETLANDS PROTECTION COMMITTEE UNDER THE MA WETLANDS PROTECTION ACT AND THE TOWN OF WELLESLEY WETLANDS PROTECTION BYLAW.



D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No

2. The Conservation Commission hereby (check one that applies):

a. DENIES the proposed work which cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw specifically:

1. Municipal Ordinance or Bylaw _____ 2. Citation _____

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order or Conditions is issued. Which are necessary to comply with a municipal ordinance or bylaw.

b. APPROVES the proposed work, subject to the following additional conditions.

1. Municipal Ordinance or Bylaw WELLESLEY
WETLANDS
PROTECTION
BYLAW 2. Citation ARTICLE 44

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows:
 SEE ATTACHED "EXHIBIT A" FOR SPECIAL CONDITIONS ISSUED BY THE WELLESLEY WETLANDS PROTECTION COMMITTEE UNDER THE MA WETLANDS PROTECTION ACT AND THE TOWN OF WELLESLEY WETLANDS PROTECTION BYLAW.



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E. Signatures

This Order is valid for three years from the date of issuance, unless otherwise specified pursuant to General Condition #4. If this is an Amended Order of Conditions, the Amended Order expires on the same date as the original Order of Conditions.

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed 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 Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

12/19/2012
 1. Date of Original Order
 3
 2. Number of Signers

Signatures:

Eric Seaborn

Jay Hammerness

J. Stanley Waugh

by hand delivery on

by certified mail, return receipt requested, on

Date

Date

F. 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 MassDEP Regional Office to issue a Superseding Order of Conditions. 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 providing written information to the Department prior to issuance of a Superseding Order.

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 ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



G. Recording Information

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

WELLESLEY
 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:
WELLESLEY
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

294 WELLESLEY AVENUE
 Project Location

324-0647
 MassDEP File Number

Has been recorded at the Registry of Deeds of:

County	Book	Page

for:
Property Owner

and has been noted in the chain of title of the affected property in:

<u>Book</u>	<u>Page</u>
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In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

Rev. 4/1/2010

EXHIBIT A

Project: The proposal in the original Notice of Intent stamped received in the NRC office on 8/17/10 included three aspects. Turfcare Equipment Maintenance and Equipment Washdown facilities were proposed to be located between the left side of the 3rd hole fairway and Brookside Road. A Bulk Materials Storage Area and Comfort Station was to be located to the south of the Wellesley Community Gardens and to the west of Brookside Road. The Environmental Management Center was to be located next to the existing paddle tennis facility, south of Wellesley Avenue between the 5th and 6th golf holes. This original proposal was reviewed under the Riverfront Area Alternatives Analysis provisions and was replaced with the revised proposal that is described below.

Under the revisions submitted on 8/30/12, the proposal includes the construction of a Comfort Station/Lightning Shelter outside of resource areas with associated utility lines running through the Riverfront Area and the Buffer Zone. The project also includes restoration of the area off Brookside Road which had been used as a staging area for a previous project (Academy Brook Stream Restoration Project, MassDEP #324-565). Restoration of this area includes: a) a planting plan designed to add to the current surface cover to stabilize the soil and prevent erosion, b) the installation of a drainage swale and drywell drain in the Riverfront Area but outside of the Inner Riparian Zone and c) the installation of a GrassPave system in place of the existing gravel entrance at Brookside Road that is within the Riverfront Area and the 75' Limited Disturbance Zone. A 4' x 12' bituminous asphalt apron is proposed between Brookside Road and the Grass Pave system.

Wetland Resource Areas Associated with the Property:

- **Within the limit of work:** Riverfront Area, Buffer Zone (Bylaw only), Lands Within 200' of Perennial Streams and Rivers (Bylaw only)
- **Outside the limit of work:** BVW, Bank, Rosemary Brook

Applicant:

Martin Ryan, General Manager
Wellesley Country Club
300 Wellesley Avenue
Wellesley, MA 02481

Property Owner:

Wellesley Country Club
300 Wellesley Avenue
Wellesley, MA 02481

Date of Issuance: December 19, 2012

EXHIBIT A

Documents of Record:

- Original Notice of Intent dated 8/17/10 and other documents listed in the WPC minutes of 9/30/12;
- Revised Notice of Intent and supporting documents, stamped received by the NRC Office on 8/30/12;
- Plans: “Issued for Wellesley Wetland Protection Committee Review, Wellesley Country Club” prepared by Andrews Survey & Engineering, Inc., Uxbridge, MA, and Allen & Majors Associates, Inc., Lakeville, MA, Scale: varies, signed and stamped by Philip Cordeiro, PE No. 47083 and John R. Andrews, RLS No. 29282, Sheet Numbers EC-01(dated 2/23/12 and 7/20/12), C-1.2, 2.2, 3.2, 4.2, 4.3, 5.1 and 5.2;
- Plan: “Wellesley Country Club, Wellesley, MA” prepared by Allen & Majors Associates, Inc., Scale: 1” = 20’, dated 7/20/12, **revised** 9/12/12, Sheet Numbers C-2.2, C-3.2, C-4.3;
- Stormwater Report, Comfort Station – Wellesley Country Club prepared by Allen & Major Associates, Inc., Lakeville, MA, dated 8/9/12;
- Letter from Raina McManus dated 5/14/12 concerning composting toilets;
- Letter from Raina McManus dated 9/5/12 concerning the WCC Integrated Pest Management (IPM) plan;
- Letter from Michael Toohill dated 9/12/12 containing additional information;
- Project Review/Evaluation-NOI;
- Letter from Michael Toohill dated 10/4/12 addressing questions from the 10/13/12 hearing;
- Email from Raina McManus dated 5/14/12 regarding composting toilets;
- Letter from Laura Fragasso dated 5/7/12 regarding stormwater issues on Brookside Road;
- Requests for Waiver of Time Requirement, time to issue the Order;
- Wellesley Wetlands Protection Bylaw NOI stamped received in the NRC office on 10/3/12;
- Letter from residents dated 9/28/12 regarding their concerns for the project;

EXHIBIT A

- Email from Laura Fragasso dated 9/28/12 regarding burden of proof, grandfathering and other issues with citations from the WPA regulations;
- Email from Raina McManus dated 9/28/12 regarding her concerns for the project;
- Letter from Patrick Garner dated 9/14/12 containing comments after the 9/12/12 hearing;
- Email from Farrell Crowley dated 9/18/12 stating opposition to the proposed new road;
- Email from Laura Fragasso dated 9/13/12 asking questions about the project;
- Plans: “Wellesley Country Club, Constraint Plans” submitted by Coneco Engineers, Scientists & Surveyors, Scale 1” = 250’ and 1” = 100’, dated 1/17/11, Sheets: Index, 1, 2, 3 and two orthophotos, Sheets 1 and 3;
- Plan: “Wellesley Country Club” prepared by Allen & Major Associates, Inc., Lakeville, MA, Scale 1” = 20’, dated 9/17/12, **revised** 9/27/12;
- Plan: “Wellesley Country Club” prepared by Allen & Major Associates, Inc., Lakeville, MA, Scale 1” = 20’ and 1” = 25’, dated 9/17/12, **revised** 9/27/12, Sheet C-2.2, Figure 1 and Sheet C-5.2;
- Email from Mike Toohill dated 10/16/12 with the GrassPave system specs;
- Plan: “Wellesley Country Club, Grading and Drainage Plan” prepared by Allen & Major Associates, Inc., Lakeville, MA, Scale 1” = 20’, dated 9/17/12, **revised** 9/12/12, 9/27/12 and 10/5/12;
- Final Plans:
 - “Wellesley Country Club Locus Map”, Scale: 1” = 300’, signed and stamped by Philip L. Cordeiro, PE No. 47083;
 - “Existing Conditions of Wellesley Country Club” prepared by Andrews Survey & Engineering, Inc., Scale: 1” = 20’, dated 2/23/12, Drawing No. EC-01, signed and stamped by John R. Andrews, III, PLS No. 29282;
 - “Wellesley Country Club, Proposed Layout Plan” prepared by Allen & Major Associates, Inc., Scale: 1” = 20’, dated 9/17/12, **revised** 9/12/12, 9/27/12 and 10/5/12, Sheet No. C-1.2, signed and stamped by Philip L. Cordeiro, PE No. 47083;

EXHIBIT A

- “Wellesley Country Club, Grading and Drainage Plan” prepared by Allen & Major Associates, Inc., Scale: 1” = 20’, dated 9/17/12, **revised** 9/12/12, 9/27/12 and 10/5/12, Sheet No. C-2.2, signed and stamped by Philip L. Cordeiro, PE No. 47083;
 - “Wellesley Country Club, Utilities Plan” prepared by Allen & Major Associates, Inc., Scale: 1” = 20’, dated 9/17/12, **revised** 9/12/12, 9/27/12 and 10/5/12, Sheet No. C-3.2, signed and stamped by Philip L. Cordeiro, PE No. 47083;
 - “Wellesley Country Club, Proposed Planting Plan” prepared by Allen & Major Associates, Inc., Scale: 1” = 20’, dated 9/17/12, **revised** 9/12/12, 9/27/12 and 10/5/12, Sheet No. C-4.2, signed and stamped by Philip L. Cordeiro, PE No. 47083;
 - “Site Restoration Plan, Wellesley Country Club” prepared by Coneco Engineers, Scientists & Surveyors, Scale: 1” = 20’, not dated, Drawing No. C-4.3, signed and stamped by Michael J. Toohill, PWS 001849;
 - “Wellesley Country Club, Site Details 1” prepared by Allen & Major Associates, Inc., not to scale, dated 9/17/12, **revised** 9/12/12, 9/27/12 and 10/5/12, Sheet No. C-5.1, signed and stamped by Philip L. Cordeiro, PE No. 47083; and
 - “Wellesley Country Club, Site Details 2” prepared by Allen & Major Associates, Inc., not to scale, dated 9/17/12, **revised** 9/12/12, 9/27/12 and 10/5/12, Sheet No. C-5.2, signed and stamped by Philip L. Cordeiro, PE No. 47083;
- Other documents submitted to the Committee during the hearing on this matter.

Findings:

Existing Conditions:

The project site is at the Wellesley Country Club located at 300 Wellesley Avenue behind the 14th hole golf tee. Two portable toilet units are currently located in the southern portion of this area for use by course patrons. The upland area in the vicinity of the site is a combination of upland forest, paved roadway (Brookside Road) and maintained golf course fairways and primary and secondary rough. The upland area is separated from the golf course by Brookside Road which is a two-way roadway. The golf course is then separated from Brookside Road by a narrow band of forested upland.

EXHIBIT AProposed Conditions:

The proposed project includes the installation of a 1½-inch diameter plastic force main to carry wastewater from the two bathrooms in the comfort station to a sanitary sewer manhole located in Oakland Street near Brookside Road. The installation of a 1-inch diameter domestic water service from the existing water main in Brookside Road to the comfort station is also proposed. Two 4-inch diameter PVC ducts for electrical conduits are proposed to be installed from a power pole along Brookside Road to the comfort station. Restoration of an area off Brookside Road which had been used as a staging area for a previous project (Academy Brook Stream Restoration Project, MassDEP #324-565) is proposed. In addition to the surface treatment additions in Zone A, B & C as shown on the Plans, the restoration work will include a vegetated infiltration swale and drywell located outside of the Inner Riparian Zone but within the Outer Riparian Zone. This system will be sized to infiltrate 100% of the runoff from a 100-year storm event. Any runoff that will not flow toward the swale will be captured in the GrassPave system that is proposed to replace the existing gravel entrance within the Inner Riparian Zone. This system will provide a stabilized access point for vehicular access and emergency vehicle parking. The GrassPave system which is off Brookside Road shall be no larger than 35 feet long and 12 feet wide. The bituminous asphalt apron between Brookside Road and the GrassPave system shall be no larger than 4 feet by 12 feet.

Wetland Delineation:

The wetlands on this property were delineated by Coneco wetland scientists in January of 2010 and were re-examined in the summer of 2010 by the Committee's peer reviewer Beals & Thomas. Wetlands and Bank were delineated in accordance with both state and local guidelines. Areas of BVW were delineated and marked in the field using sequential alpha-numeric identifiers on pink flagging tape.

Wetland Resource Areas Associated with the Site:

- Buffer Zone (Bylaw Only)
- Bordering Vegetated Wetlands
- Riverfront Area
- Lands within 200 feet of Perennial Streams or Rivers (Bylaw only)
- Bank

The Committee finds that the delineation of wetland resource areas is accurate as shown on the NOI plans. Under the Massachusetts Wetlands Protection Act, Buffer Zone is not a resource area but is a regulated wetland area and is located within 100-feet of an area specified in 310 CMR 10.02(1)(a).

EXHIBIT A

Compliance with Applicable Performance Standards by Resource Area:

General Conclusion:

The Town of Wellesley Wetlands Protection Committee has determined that the proposed project can be conditioned to comply with the applicable performance standards of the Massachusetts Wetlands Protection Act and the Town of Wellesley Wetlands Protection Bylaw as described within this document. As such, it is issued under both the Act and the Bylaw.

- Buffer Zone: With the conditions set forth within this Order of Conditions, it is anticipated that the project will not yield any short or long term negative impact to the buffer and its ability to serve the interests of the Act and Bylaw;
- 75' Limited Disturbance Zone (Bylaw): Work in the 75' Limited Disturbance Zone must meet a not "more likely than not to harm or eventually harm" jurisdictional Bylaw resource area performance standard. All of the 75' Limited Disturbance Zone is within the Riverfront Area under the Wetlands Protection Act on the site of the proposed project. The Committee has determined that the proposed work fulfills Riverfront Area new development performance standards for work in Riverfront Area that are more stringent than the not "more likely than not to harm or eventually harm" performance standard applicable to work in the 75' Limited Disturbance Zone. Accordingly, the Committee finds that the proposed work within both the Riverfront Area and the 75' Limited Disturbance Zone, if completed in strict compliance with the approved plans and specifications meets the not "more likely than not to harm or eventually harm" performance standard for work in the 75' Limited Disturbance Zone.
- Bordering Vegetated Wetlands: No alterations are proposed to BVW and thus the project complies with the applicable performance standards;
- Riverfront Area: This project meets the criteria of new development within a Riverfront Area and is therefore subject to the performance standards of 310 CMR 10.58(4). The project complies with the applicable standards as:
 - The project complies with the applicable performance standards for all other applicable resource areas protected by the Act;
 - No work is proposed within specified habitat sites for rare vertebrate and/or invertebrate species. Additionally, the project will have no adverse impact on vernal pool habitat;
 - No other practicable or substantially equivalent economic alternative to the proposed project with less adverse effects on the interests of the Act appears to exist; and

EXHIBIT A

- The project if completed in strict compliance with the approved plans and specifications will have no significant adverse impact on the Riverfront Area's ability to serve and protect the interests of the Act as:
 - Less than 5,000 square feet or 10% of the Riverfront Area of the site (whichever is greater) is proposed for alteration;
 - No vegetation is proposed for removal;
 - The project includes the installation of additional stormwater controls within the restoration area including an infiltration swale with a drywell to be located outside of the Inner Riparian Zone but within the Outer Riparian Zone and a GrassPave system within the Inner Riparian Zone to address gutter flow along Brookside Road. The swale and drywell system shall be sized to infiltrate 100% of the runoff from a 100-year storm event;
 - The capacity of the Riverfront Area to provide important wildlife habitat functions will not be impaired; and
 - The project will not impair surface or groundwater quality via the incorporation of erosion and sediment controls.
- Lands within 200 feet of Perennial Streams or Rivers (Bylaw): As the project has shown compliance with the new development standards for work proposed within the Riverfront Area as defined by the Act, the Committee has determined that the project if completed in strict compliance with the approved plans and specifications complies with the performance standards of this resource area under the Bylaw.
- Bank: No work is proposed on the Bank. Therefore, no work would impair the stability of the Bank, the quality of ground water or surface water or the Bank's ability to act as a breeding or feeding area or reduce the carrying capacity of the brook.

The Committee finds that the overall project if completed in strict compliance with the approved plans and specifications will maintain the ability of the buffer zone and wetland resource areas to serve and protect the interests of the Act and the Bylaw, as well as, enhance the health and function of resource areas and buffer zones.

The Wellesley Wetlands Protection Committee finds that the proposed project mitigation measures can be conditioned to protect the interests of the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. As such, in addition to the General Conditions of the Order, the project must comply with the following Special Conditions:

ORDER OF CONDITIONS

Applicant: Martin Ryan, GM, Wellesley Country Club

MA DEP # 324-647

300 Wellesley Avenue, Wellesley

EXHIBIT A

Special Conditions:

GENERAL:

1. Except where modified by the following Conditions, all work shall be performed in accordance with the plans and the Notice of Intent referenced above. Where a conflict exists between the referenced plans and these Conditions, the Conditions shall govern.
2. The Wellesley Wetlands Protection Committee reserves the right to enter upon the premises to inspect the work for compliance with the Order of Conditions.
3. If the applicant intends to make any change in the work permitted hereunder, the applicant must submit a written request to the Committee with plans or a description that reflects the proposed changes. Upon review of said request, the Committee may require the applicant to submit a request for an Amendment to the Order of Conditions. No changes may be made before said written request is presented to the Committee and approval thereof is given in writing by the Committee. Changes needing approval include, but are not limited to additional decks, patios, and landscaped areas, changes in elevation of structures, alteration of vegetation, alteration of approved construction sequence, regrading, any amendment to the approved plans and specifications and all other alterations within resource areas and buffer zones.
4. If any change is made, or plans or specifications altered or revised without prior approval of the Committee, additional conditions and/or enforcement actions may be imposed to protect the interests of the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.
5. The Committee reserves the right to amend this Order of Conditions after a legally advertised public hearing if plans or specifications or circumstances are changed or if new conditions or information so warrant.
6. The term "applicant" as used in this Order of Conditions shall refer to the owner, any successor in interest or successor in control of the property referenced in the Notice of Intent, supporting documentation and this Order. The Committee shall be notified in writing within 30 days of all transfers of title of any portion of the property that take place prior to the issuance of the Certificate of Compliance.
7. The applicant shall, in accordance with 310 CMR 10.05(4)(e), obtain all permits, variances and approvals required by the Bylaws of the Town of Wellesley.
8. It is the responsibility of the applicant to complete any review required by all agencies with jurisdiction over the activity that is the subject of this Order of Conditions, and to procure all required permits or approvals before any work commences. These reviews, permits and approvals may include but are not limited to the following:

EXHIBIT A

- a) Review by the U.S. Army Corps of Engineers for any Category 2 or Individual Permit activity and procurement of any permits or approvals identified by the Corps;
 - b) Review by the Department of Environmental Protection (DEP) and procurement of any permits or approvals identified by DEP;
 - c) Review by the Massachusetts NHESP for any projects within estimated and/or priority habitat and any permits of approvals identified by the program; and
 - d) Review by the local planning boards, boards of health, zoning boards and building inspectors and procurement of any permits or approvals required by these boards or agencies.
9. The GrassPave system shall be no larger than 35 feet long and 12 feet wide and shall be located as shown on the approved revised plans. The apron shall be no larger than 4 feet by 12 feet.

PRECONSTRUCTION:

10. Before any work begins erosion controls shall be installed at the site in accordance with the plans approved by this Order and/or per the direction of the Committee or Assistant NRC Director. If hay bales and silt fencing are used as erosion controls, hay bales shall be entrenched 4-inches into the ground and double staked and silt fencing shall be entrenched a minimum of 4-inches into the ground. Since most, if not all stormwater catch basins in the streets and roads of the Town discharge immediately or ultimately into wetlands resource areas, erosion controls need to be installed in all stormwater catch basins located adjacent to the site that may receive stormwater runoff from the site. These additional erosion controls shall be installed in accordance with the plans approved by this Order and/or per the direction of the Committee or Assistant NRC Director. Usually silt sacks (not filter fabric) installed and properly maintained shall meet this latter requirement.
11. The applicant shall adopt a tree protection plan which will preserve and protect all sizeable trees on the property during the demolition and/or construction phases of this project.

The applicant shall

adopt a plan that meets the requirements of the Tree Protection & Preservation Bylaw of the Town of Wellesley (Section XVIIE) and has received approval and a Permit for said plan from the Building Department. {Many applicants may be required to adopt this type of plan since their project contains trees which are "Protected Trees" under this Bylaw.}

AND/OR adopt a plan which meets the standards of the WPC which are as follows:

EXHIBIT A

The applicant shall install temporary construction fences around all of the trees with a DBH* of ten (10) inches or greater and which are **within the limit of work boundaries**. The fences shall be placed as far out from the trunks of the trees as possible to protect the root systems, allowing at least 18 inches of space from the trunk for each inch of trunk diameter if practicable. For example, if a tree's diameter is 10 inches, then the fence should have a diameter of 15 feet. The fence shall be kept clear of building materials, waste and excess soil. No digging, trenching or other soil disturbance shall be allowed in the fenced area.

*DBH – Diameter at Breast Height – diameter at a height of four and one-half (4.5) feet above the existing grade at the base of the tree.

The Assistant NRC Director shall approve the removal of the tree protection structures after work is complete.

12. After erosion controls and the MassDEP sign have been installed and prior to the start of construction, the applicant shall request that the Committee and/or Assistant NRC Director conduct a preconstruction site inspection to ensure that all preconstruction conditions have been fulfilled. No work on the project may begin until the Committee or Assistant NRC Director so authorizes.
13. All "Preconstruction" Conditions of the Order shall be satisfied prior to the start of construction. The Committee may grant a waiver from this Condition if or when a request has been made by the applicant in writing and unique circumstances warrant such a waiver.
14. The applicant shall submit in writing, the names and contact information of the person(s) responsible at all times for compliance with this Order and for maintenance of erosion and sedimentation controls. Appropriate parties would be the contractor, project engineer and/or wetlands specialist, etc.

CONSTRUCTION:

15. A copy of the above referenced plans and this Order of Conditions must be provided to the contractor **prior to the commencement of work** and must be available at all times at the construction site for reference.
16. No work, disturbance, or alteration may occur on the resource area side of the erosion control barrier (which will also serve as a limit of work demarcation) unless permitted under this Order. No heavy equipment may operate beyond the limit of work at any time. No construction materials, stockpiled soil or fill, debris, brush, leaves, or other materials may be placed beyond the limit of work. The only exception to this condition is for work associated with the installation of wetland enhancement/restoration plantings as outlined in submitted plans and for the hand removal of trash and debris.

EXHIBIT A

17. No plants listed on the latest Massachusetts Department of Agricultural Resources Prohibited Plant List may be brought onto or planted anywhere on the property. (Plant List is available at http://www.mass.gov/agr/farmproducts/Prohibited_Plant_Index2.htm.)
18. The applicants must keep at least 20 feet of extra silt fence or 5 extra hay bales on site in case there is a need for immediate repair of erosion controls or if sediment is found to be leaving the site at any location.
19. Silt sacks, if required for the project, shall be emptied at least once every two weeks and whenever silt and debris have collected to a level that is affecting the functionality of the silt sack and/or catch basins. Silt sacks shall be maintained in good working order and must be repaired or replaced when damaged.
20. The applicants must remove all silt caught by hay bales and siltation fencing at least once every two weeks and whenever the silt collects to a height greater than 1/2 the height of the barrier in any location. The applicant shall immediately report to the Committee any sediment that goes beyond the erosion control line. The applicant shall take whatever steps are necessary to prevent further damage to the resource area, and must then submit to the Committee a plan for remediation and/or restoration.
21. If dewatering is necessary for construction, the applicant must submit a plan to the Wetlands Protection Committee identifying how dewatering will be accomplished, where water will be discharged and what measures will be used to protect adjacent resource areas. **No dewatering is allowed until the Committee or Assistant NRC Director has reviewed and approved said dewatering plan.** No dewatering may proceed until the Committee or Assistant NRC Director has inspected and approved the installation of the dewatering controls.
22. There shall be no stockpiling of soil, sand or similar unconsolidated material within 100 feet of resource areas unless otherwise authorized by these Conditions, by the Wetlands Protection Committee, or by the Assistant NRC Director. Any stockpile of soil, sand, or similar materials that is permitted within a buffer zone or resource area, must be enclosed within a line of entrenched and staked hay bales or silt fence. In the event that all earthwork ceases for more than 30 days, all exposed soils must be stabilized with a temporary vegetative cover, straw mulch, or other method of erosion control accepted by the Wetlands Protection Committee.
23. If a stormwater management system is required in the plans, then upon installation and prior to being buried, the project engineer or site manager shall inspect the stormwater management system for compliance with this Order and the approved plans. The engineer shall submit a signed and stamped statement to the Committee noting that the system has been installed per plan and/or noting any deviations from the plans. If the project engineer does not inspect the stormwater system prior to being buried, excavation of the system may be required to expose it for inspection.

EXHIBIT A

24. No fueling or maintenance of vehicles shall be allowed within a buffer zone or resource area unless otherwise authorized by the Conditions, the Committee or the Assistant NRC Director.
25. No construction materials, debris, brush, leaves or other materials shall be deposited within the resource area(s) or down gradient of the limit of work.
26. At the end of each workday, the applicant or contractor shall mechanically sweep or manually sweep sediments from the adjacent streets, unless tracking and sediment is not evident on the streets.
27. Following the completion of construction and grading, all exposed soils within the resource area(s) and buffer zones must be stabilized with a permanent vegetative cover. Bark mulch or wood mulch will not be considered to provide a permanent stabilization on slopes with a gradient steeper than 3:1.
28. The Committee reserves the right to impose additional conditions on portions of this project to mitigate any impacts which could result from site erosion, or any noticeable degradation of surface water quality discharging from the site.

POST CONSTRUCTION:

29. Upon completion of construction and final soil stabilization, the Applicant shall submit the following to the Wetlands Protection Committee to request a Certificate of Compliance (COC):
 - A completed Request for Certificate of Compliance – WPA Form 8A;
 - An **as-built plan** showing all structures, grading and plantings, **signed** and **stamped** by a Professional Engineer, Registered Land Surveyor or Registered Landscape Architect; and
 - A letter **signed** and **stamped** by a Professional Engineer, Registered Land Surveyor or Registered Landscape Architect **certifying** either that all work has been completed “strictly in compliance” with the Order of Conditions or that all work has been completed “substantially in compliance” with the Order. If said letter certifies that the work has been completed “substantially in compliance”, then the letter must describe in detail any deviations from the Plans as approved by the Committee and their potential effect on the project and the wetland resource areas. A “substantially in compliance” letter without the detailing of deviations shall be found unacceptable by the Committee and will cause a Request for a Certificate of Compliance to be denied.
30. The Committee shall require two (2) full growing seasons to determine that any plantings within buffer zones and/or resource areas or as part of any mitigation plan have successfully established or may require replanting in case of significant failure. Further, the Committee will not consider issuing a “Complete” Certificate of Compliance until two full seasons have elapsed. During this 2-year period, the applicant/property owner shall submit a report from a

EXHIBIT A

qualified consultant (wetlands scientist, landscape architect, etc.) at the end of each growing season describing the condition of the plantings following installation. In addition, the consultant shall prepare a final report on the status of the plantings as part of the Request for a Certificate of Compliance. The Committee shall consider “successful establishment” of the plantings to mean that at least 75% of the plantings have survived and are in good health and that the planting is free of invasive species. “Significant failure” shall be considered to be 25% failure of plantings and/or the colonization of the planting area by invasive species. Plantings that have “failed” are those that have died, are in poor health or otherwise have failed to successfully establish.

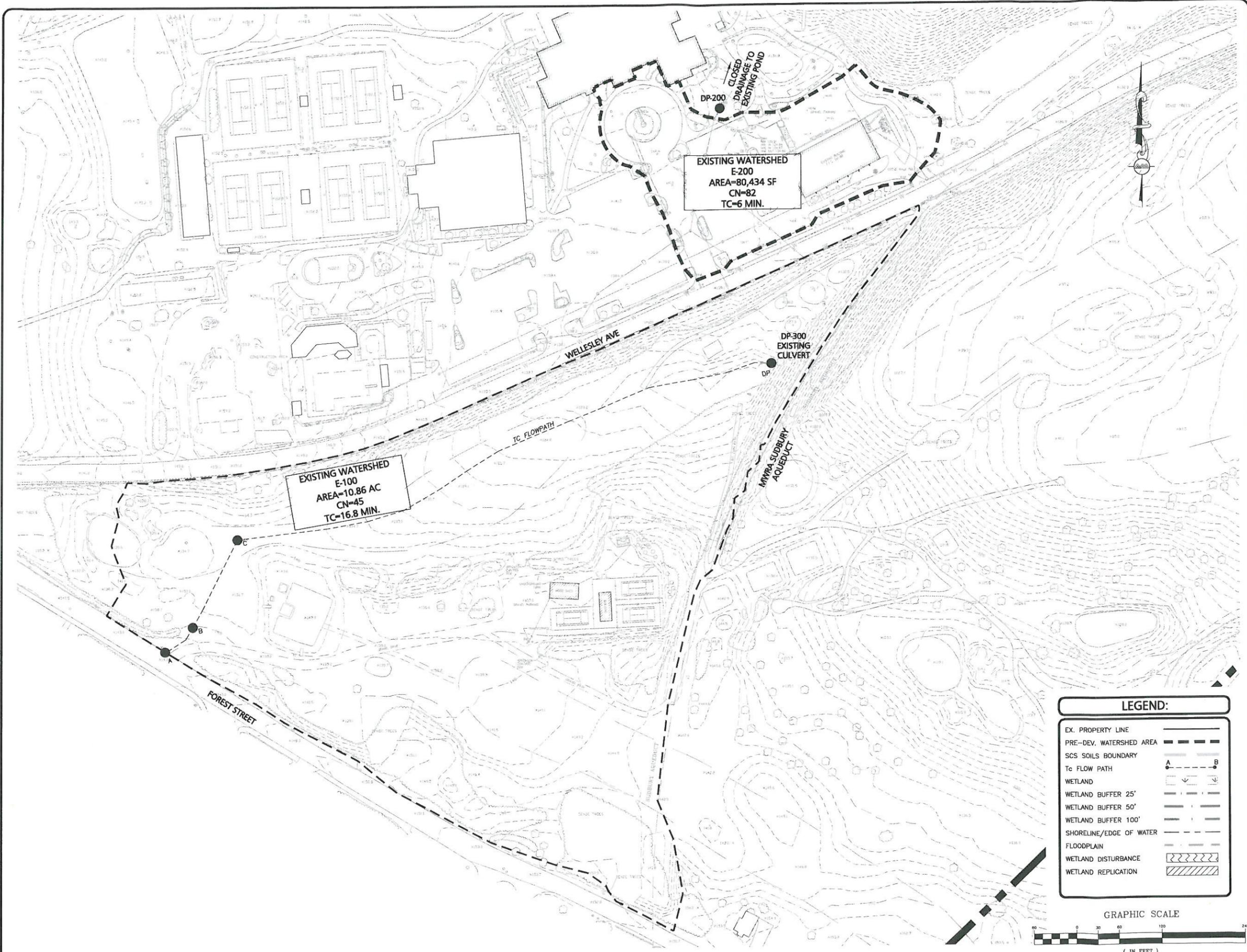
31. Upon completion of the project, excess material including but not limited to soil, cut vegetation or other landscape debris generated from work associated with this project shall either be reused on site in areas that are outside of buffer zones and resource areas or be removed from the site and disposed of in a legal fashion.
32. With the approval of the Committee or Assistant NRC Director, erosion controls may be removed from the site when the surface is permanently stabilized. These must be removed before the issuance of a Certificate of Compliance.
33. Should new wetland resource areas be created as part of a mitigation plan for this project, such areas shall hereafter be subject to the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131§ 40) and the Wellesley Wetlands Protection Bylaw. This condition is ongoing and does not expire with the Order of Conditions or the issuance of a Certificate of Compliance.
34. There shall be no sedimentation into wetlands or water bodies from discharge pipes or surface runoff leaving the site.

CONDITIONS IN PERPETUITY

35. Wetlands and/or wetland buffer zones located on this property are subject to the Massachusetts Wetlands Protection Act (MGL Ch. 131, s. 40) and/or the Wellesley Wetlands Protection Bylaw. Any work within a wetland resource area or adjacent buffer zones that might fill, excavate, or otherwise alter that area, requires approval from the Wellesley Wetlands Protection Committee, in accordance with the Act and the Bylaw. This Condition is ongoing and does not expire with the expiration of the Order of Conditions or the issuance of a Certificate of Compliance.
36. Fertilizer and Pesticide Use:
 - a) Fertilization of lawn and landscaped areas can be a significant source of excess nutrient loading in downstream water bodies. No fertilization of any wetland resource area is allowed in the project area. Only organic fertilizers, such as leaf mulch, or slow-release forms of nitrogen may be used. This Condition is ongoing and does not expire with the expiration of the Order of Conditions or the issuance of a Certificate of Compliance.

EXHIBIT A

- b) No pesticides or herbicides may be applied within any wetland resource area including any Riverfront Area or within a wetland buffer zone within the project area. No pesticides, herbicides or fertilizers may be stored or transported in resource areas within the project area. This Condition is ongoing and does not expire with the expiration of the Order of Conditions or the issuance of a Certificate of Compliance.
37. Only calcium-based deicing chemicals may be used on surfaces where runoff or drainage will discharge into wetland resource areas. This Condition is ongoing and does not expire with the expiration of the Order of Conditions or the issuance of a Certificate of Compliance.
38. No gates or other man-made structures of any kind beyond those that exist or those shown on the plans of record shall be installed within resource areas without first requesting and obtaining a permit from the Wellesley Wetlands Protection Committee.
39. *Underground Storage Tank Restriction* -- No underground storage of petroleum products, hazardous substances or hazardous wastes shall be allowed within the Buffer Zone or wetland resource areas.
40. *Yard Waste Restriction* – No yard waste (i.e. lawn clippings, branches, brush, etc.) shall be placed in a wetland resource area. A contained compost pile may be located in the wetland Buffer Zone at a minimum of 50 feet from the edge of the wetland.
41. *Wood Chip/Bark Mulch Restriction* – No wood chips or bark mulch are to be used for permanent stabilization of slopes within 100 feet of a wetland resource area. Only native leaf mulch may be used.

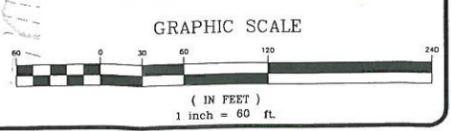


EXISTING WATERSHED
E-200
AREA=80,434 SF
CN=82
TC=6 MIN.

EXISTING WATERSHED
E-100
AREA=10.86 AC
CN=45
TC=16.8 MIN.

LEGEND:

- EX. PROPERTY LINE
- PRE-DEV. WATERSHED AREA
- SCS SOILS BOUNDARY
- Tc FLOW PATH
- WETLAND
- WETLAND BUFFER 25'
- WETLAND BUFFER 50'
- WETLAND BUFFER 100'
- SHORELINE/EDGE OF WATER
- FLOODPLAIN
- WETLAND DISTURBANCE
- WETLAND REPLICATION



NOTES:
1. BASE INFORMATION PROVIDED BY ANDREWS SURVEY AND ENGINEERING INC.

REV.	DATE	DESCRIPTION
1	12-28-2012	PER REVIEW COMMENTS

APPLICANT/OWNER:
WELLESLEY COUNTRY CLUB
294 WELLESLEY AVE.
WELLESLEY, MA 02481

PROJECT:
WELLESLEY COUNTRY CLUB
WELLESLEY, MA

PROJECT NO.	1828-02	DATE:	10-29-12
SCALE:	1" = 60'	DWG. NAME:	EXIST-WATERSHEDS
DESIGNED BY:	PLC/TJP	CHECKED BY:	PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE, MA 02447-1674
TEL: (508) 923-1010
FAX: (508) 923-6309

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DRAWING TITLE: EXISTING WATERSHEDS PLAN	SHEET No. WS-1
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1	12-28-2012	PER REVIEW COMMENTS
REV.	DATE	DESCRIPTION

APPLICANT/OWNER:
WELLESLEY COUNTRY CLUB
 294 WELLESLEY AVE.
 WELLESLEY, MA 02481

PROJECT:
WELLESLEY COUNTRY CLUB
 WELLESLEY, MA

PROJECT NO.	1828-02	DATE:	03-26-12
SCALE:	1" = 60'	DWG. NAME:	...PROP.WATERSHEDS
DESIGNED BY:	WM/TJP	CHECKED BY:	PC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com

10 MAIN STREET
 LAKEVILLE, MA 02347-1674
 TEL: (508) 923-1010
 FAX: (508) 923-6309

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DRAWING TITLE: **PROPOSED WATERSHEDS PLAN** SHEET No. **WS-2**

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