



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 2 – Determination of Applicability

DA 2018-004

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and Andover Wetlands Protection By-Law

A. General Information

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



From:

Andover
Conservation Commission

To: Applicant

Town of Andover DPW
Name

397 Lowell Street
Mailing Address

Andover MA 01810
City/Town State Zip Code

Property Owner (if different from applicant):

Name

Mailing Address

City/Town State Zip Code

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

Title Date

Title Date

Title Date

2. Date Request Filed:

February 20, 2018

B. Determination

Pursuant to the authority of M.G.L. c. 131, § 40, the Conservation Commission considered your Request for Determination of Applicability, with its supporting documentation, and made the following Determination.

Project Description (if applicable):

Construction of a 135'x180' soccer field in the existing open field. Work will consist of grading, installation of an irrigation system, seeding and incidental work. All work will occur outside the 25' no-disturb and team and spectator areas will be located on the west side of the field away from the wetland.

BOOK 1087, Page 289
Project Location:

15 Bancroft Road
Street Address

59
Assessors Map/Plat Number

Andover
City/Town

29 and 20A
Parcel/Lot Number



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B. Determination (cont.)

The following Determination(s) is/are applicable to the proposed site and/or project relative to the Wetlands Protection Act and regulations:

Positive Determination

Note: No work within the jurisdiction of the Wetlands Protection Act may proceed until a final Order of Conditions (issued following submittal of a Notice of Intent or Abbreviated Notice of Intent) or Order of Resource Area Delineation (issued following submittal of Simplified Review ANRAD) has been received from the issuing authority (i.e., Conservation Commission or the Department of Environmental Protection).

1. The area described on the referenced plan(s) is an area subject to protection under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.

2a. The boundary delineations of the following resource areas described on the referenced plan(s) are confirmed as accurate. Therefore, the resource area boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands Protection Act and its regulations regarding such boundaries for as long as this Determination is valid.

2b. The boundaries of resource areas listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination or to the Request for Determination.

3. The work described on referenced plan(s) and document(s) is within an area subject to protection under the Act and will remove, fill, dredge, or alter that area. Therefore, said work requires the filing of a Notice of Intent.

4. The work described on referenced plan(s) and document(s) is within the Buffer Zone and will alter an Area subject to protection under the Act. Therefore, said work requires the filing of a Notice of Intent or ANRAD Simplified Review (if work is limited to the Buffer Zone).

5. The area and/or work described on referenced plan(s) and document(s) is subject to review and approval by:

Name of Municipality

Pursuant to the following municipal wetland ordinance or bylaw:

Name

Ordinance or Bylaw Citation



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B. Determination (cont.)

6. The following area and/or work, if any, is subject to a municipal ordinance or bylaw but not subject to the Massachusetts Wetlands Protection Act:

7. If a Notice of Intent is filed for the work in the Riverfront Area described on referenced plan(s) and document(s), which includes all or part of the work described in the Request, the applicant must consider the following alternatives. (Refer to the wetland regulations at 10.58(4)c. for more information about the scope of alternatives requirements):

- Alternatives limited to the lot on which the project is located.
- Alternatives limited to the lot on which the project is located, the subdivided lots, and any adjacent lots formerly or presently owned by the same owner.
- Alternatives limited to the original parcel on which the project is located, the subdivided parcels, any adjacent parcels, and any other land which can reasonably be obtained within the municipality.
- Alternatives extend to any sites which can reasonably be obtained within the appropriate region of the state.

Negative Determination

Note: No further action under the Wetlands Protection Act is required by the applicant. However, if the Department is requested to issue a Superseding Determination of Applicability, work may not proceed on this project unless the Department fails to act on such request within 35 days of the date the request is post-marked for certified mail or hand delivered to the Department. Work may then proceed at the owner's risk only upon notice to the Department and to the Conservation Commission. Requirements for requests for Superseding Determinations are listed at the end of this document.

1. The area described in the Request is not an area subject to protection under the Act or the Buffer Zone.
2. The work described in the Request is within an area subject to protection under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent.
3. The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any).
See attached conditions

4. The work described in the Request is not within an Area subject to protection under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to protection under the Act.

15 BANCROFT ROAD - BANCROFT SCHOOL SOCCER FIELD – SPECIAL CONDITIONS

ANDOVER, MASSACHUSETTS – DA2018-004

The attached Determination of Applicability is issued by the Andover Conservation Commission subject to the following conditions:

1. FINDING - NOTICE OF JURISDICTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L.c. 131, § 40. The Andover Conservation Commission hereby finds that all or part of the property on which the work authorized by this Determination of Applicability is proposed is subject to jurisdiction under the Massachusetts Wetlands Protection Act, M.G.L.c. 131, § 40. The owner is hereby notified of his or her responsibility to comply with the provisions of that statute. **This condition shall remain in effect in perpetuity.**

2. FINDING – NOTICE OF JURISDICTION UNDER ARTICLE XIV, ANDOVER WETLANDS PROTECTION BY-LAW. The Andover Conservation Commission hereby finds that all or part of the property on which the work authorized by this Determination of Applicability is proposed **IS** subject to jurisdiction under Article XIV, ANDOVER WETLANDS PROTECTION BY-LAW. **(Project is a new soccer field)**

3. COMPLIANCE. Failure to comply with all conditions stated in this Determination of Applicability shall be deemed cause for revocation. Failure to comply with all the terms and conditions of this Determination of Applicability may be deemed to be a violation of the Massachusetts Wetlands Protection Act, M.G.L.c. 131, § 40, and/or Article XIV, ANDOVER WETLANDS PROTECTION BY-LAW.

4. FINDING – WAIVER OF SUBMISSION REQUIREMENTS. The Andover Conservation Commission hereby waives a portion of their submission requirements at the applicant's request **(Plan Requirements of the CONSERVATION COMMISSION APPLICATION POLICIES Revised through MAY 6, 2008).**

5. FINDING - 25 FOOT PERMANENT BUFFER STRIP PROTECTED. The Andover Conservation Commission hereby finds that the limit of construction, as depicted on the approved plan, shall remain in effect in perpetuity. Unless depicted otherwise, the limit of construction shall be at a minimum distance no less than 25 feet from the wetland boundary as depicted on the approved plan. No building or alteration is to occur in this restricted area. The condition will be enforceable by the Andover Conservation Commission against the owner and /or its successors. **This condition shall remain in effect in perpetuity.**

FINDING: The 25-foot No Disturbance buffer from the isolated wetland "IVW A" shall be permanently protected using appropriate methods. No mowing/vegetation disturbance, filling, or encroachment into this 25-foot No Disturbance buffer shall be permitted.

6. RECORDATION. No work shall be undertaken until this Determination of Applicability 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 Determination of Applicability 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 registered land, the Determination of Applicability shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is to be done. The recording information shall be submitted to the Andover Conservation Commission prior to commencement of work. This section shall not be construed to require the issuance of a Certificate of Compliance. However, the Conservation Commission will issue a written statement of satisfactory completion upon receipt of a written request for same, pending satisfactory completion of work.

In the event that the original Determination of Applicability is lost prior to recordation the applicant shall either file a new Request for Determination of Applicability, or alternatively, the applicant shall pay a fee of twenty five dollars to the Town of Andover in order to obtain a certified copy for recording.

7. EROSION CONTROL. Prior to commencement of work the applicant shall install a row of staked straw wattles and silt fence for siltation control on the subject site in accordance with Staff determination and approval. A written request for inspection of the erosion control shall be submitted to the Conservation Commission, and a satisfactory inspection performed before any land disturbing activity may commence. **No erosion control inspection will be scheduled until such time as proof of recording is received by the Conservation Commission, as required above.** Other sediment controls may be required by the Conservation Commission or its agents as field conditions warrant. The siltation control devices shall not be removed until the commission or its agent has reviewed and found satisfactory the stabilization of the disturbed area.

8. EXCAVATION DEWATERING. In the event that excavation dewatering is required within any area subject to jurisdiction of the Wetlands Protection Act the applicant shall notify the Conservation Commission in advance of such work, and shall be responsible to ensure that such water is free of suspended solids before being discharged into either a wetland or into any storm water drainage system. This condition applies to all forms of dewatering, including pumping, and trenching.

9. PLAN CHANGES. Any changes made or intended to be made to the above-referenced plan shall require the applicant or his successors in interest to inquire in writing of the Conservation Commission whether the proposed change is significant to the interests of the Wetlands Protection Act. Failure to secure prior approval for changes will, at minimum, require the owner or responsible party to file a Notice of Intent, and to obtain an Order of Conditions.

10. RIGHT TO INSPECT. Members and agents of the Andover Conservation Commission shall have the right to enter and inspect the premises to evaluate compliance with these conditions and to require the submittal of any data deemed necessary by the Commission for that evaluation.

11. **GRADING AND STABILIZATION.** Grading shall conform to the plans and data referenced above. Except in areas of proposed pavement (if any) final grades shall have a minimum of two inches of topsoil (measured in place) over disturbed areas. Exposed soil areas shall be stabilized with vegetation, e.g., grass or some form of ground cover plant. In no case shall wood chips, mulch, or similar covering in lieu of vegetation, be acceptable on sloping ground.

12. **CLEAN FILL.** All fill used in connection with this project shall be clean borrow. The following shall be prohibited: chemically contaminated material; concrete and asphalt rubble; stumps and other solid waste.

13. **SURPLUS SOIL.** It shall be the responsibility of the applicant to ensure that any and all surplus materials resulting from excavation, and not needed for use on the project, are lawfully disposed of outside any area subject to protection under M.G.L.c. 131, § 40, unless such area and activity are regulated under either a valid Order of Conditions or Determination of Applicability.

14. **FINAL INSPECTION.** Upon completion of the project the applicant or his successor shall notify the Conservation Commission in writing that all work has been completed in conformity with the above-referenced plan and conditions.

15. **FINDING – EROSION CONTROLS.** All project activities (earthwork, irrigation system installation, etc.) shall be encircled with staked in straw wattles or other approved methods for erosion/sediment control purposes. In addition to straw wattles, silt fence shall be placed along the project limits adjacent to the flagged wetland boundary to the east of the project limits. These controls shall also act as a limit of work and all project activities shall remain inside of these controls. These controls shall remain in place until unstabilized soils have become stabilized and plantings are established.

16. **FINDING – CATCH BASIN PROTECTION.** Silt sacks shall be placed in nearby catch basins for protection during the construction phase of the project.

17. **FINDING – SOIL STOCKPILES.** If soil stockpiling is needed, soil stockpiles shall also be protected with staked in straw wattles for erosion/sediment control purposes. Soil stockpiles shall not be stored within 25 feet of the wetland boundary as flagged on the approved plan.

18. **FINDING – FIELD CONSTRUCTION.** As has been proposed, the field shall be graded and pitched so that stormwater drainage is directed away from the nearby flagged wetland. Hydrologic conditions before, during and after construction will be monitored to ensure that proper stormwater management occurs.

19. **FINDING – SITE ACCESS.** All site access shall be through the gravel road constructed for that purpose. No pedestrian or equipment traffic through the nearby flagged wetland shall be permitted.

20. FINDING – CONSTRUCTION OVERVIEW BY CONSERVATION STAFF. The Conservation Commission requires that Conservation Staff actively monitor the project during the construction period. This period shall begin when erosion controls are installed, and shall end with issuance of a Substantial Completion of Work certificate.

Not more than 2 weeks prior to the commencement of work, a Pre-Construction Meeting shall be held with the Conservation Agent, the Applicant's On-Site Construction Manager, and Project Engineer to review and discuss the Determination, Determination Findings, construction procedures, methods, and erosion controls.

21. FINDING – HERBICIDE/PESTICIDE USE. The Andover Conservation Commission hereby finds the use of herbicides/pesticides will be in compliance with the Child Protection Act For Pesticides (333CMR 14.00).



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B. Determination (cont.)

- 5. The area described in the Request is subject to protection under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required:

Exempt Activity (site applicable statutory/regulatory provisions)

- 6. The area and/or work described in the Request is not subject to review and approval by:

Name of Municipality

Pursuant to a municipal wetlands ordinance or bylaw.

Name

Ordinance or Bylaw Citation

C. Authorization

This Determination is issued to the applicant and delivered as follows:

- by hand delivery on
- by certified mail, return receipt requested on

Date

Date

March 7, 2018

This Determination is valid for **three years** from the date of issuance (except Determinations for Vegetation Management Plans which are valid for the duration of the Plan). This Determination does not relieve the applicant from complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.

This Determination must be signed by a majority of the Conservation Commission. A copy must be sent to the appropriate DEP Regional Office (see

<http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>) and the property owner (if different from the applicant).

Signatures:

[Handwritten signatures: Dan H. Conroy, Leo E. Do..., Ellen..., Alexandra Brinell]

[Handwritten signature: Jeremy J. Lute]

March 6, 2018

Date



Massachusetts Department of Environmental Protection
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D. Appeals

The applicant, owner, any person aggrieved by this Determination, any owner of land abutting the land upon which the proposed work is to be done, 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 Department of Environmental Protection Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>) to issue a Superseding Determination of Applicability. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and Fee Transmittal Form (see 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 Determination. 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. The request shall state clearly and concisely the objections to the Determination which is being appealed. To the extent that the Determination is based on a municipal ordinance or bylaw and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.