

Project

The Project is a condominium development known as "Mallard Lane "consisting of eight (8) single-family dwelling units located on a single lot containing 4.7 Acres. Each dwelling unit will be deed restricted to two (2) Bedrooms: 16 bedrooms in total. The project will contain one (1) shared subsurface sewage disposal system and eight (8) individual wells to accommodate the eight (8) single- family dwellings. The six (6) market rate units will be further restricted to no more than two (2) occupants, owner occupied with at least one of the owners at the age fifty-five (55) at the time of purchase.

Mallard Lane is a comprehensive permit issued by the Bolton zoning Board of Appeals. This notice of intent is intended to comply Massachusetts Wetland Protection Act M.G.L. Ch. 131 § 40. We request the commission review this notice of intent under the requirements of Massachusetts wetland Protection Act.

Site Description

The property is located at 0 south Bolton Road, identified on the Bolton Assessor's Map 2.C as Parcel 15.1. Mallard lane is located off South Bolton Road Between Spectacle Hill Road and Wheeler Road. The property is within the residential zoning district. The property is bounded by private residential property.

There is an isolated wetland area to the northwest of the property and has been identified by the Massachusetts National Heritage and endangered species Program (NHESP) as a potential vernal pool (PVP#2912).

No portion of the property is in a flood plain as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), effective date July 14,2017.

No portion of the property is in a Natural Heritage Endangered Species Program (NHESP) Estimated Habitat of Rare Species as shown by the Natural Heritage Atlas dated August 1, 2021.

Access to the project includes one shared driveway utilizing the property's frontage on South Bolton Road. The shared driveway is 20 feet in width and designed in accordance with the Bolton's Driveway Bylaw and Regulations. The driveway terminates in a cul-de-sac, with a secondary shared driveway further servicing unit 4 and 5.

The soils on the site are sand and gravel with a deep-water table. Soil maps are included with this notice and the refer to this location as a gravel pit. The existing vegetation is mostly open gravel, mixed hard wood on the borders of the property with a small grass meadow near the entrance to the project. The property was a gravel pit then became a storage yard for the former construction company that was located here.

Proposed work

The proposed work that applies to the Wetlands Protection Act will only be conducted in the buffer zone of the wetland resource areas.

Work on the entrance of the project will be small portion of the entrance and 60% off the infiltration basin.

The common driveway from station 2+00 to station 4+00 with guardrail, Retaining wall and associated grading.

Wells for units 1,6,7 and 8 are within the buffer zone.

Unit 7 is within the buffer zone and associated grading.

Storm water outlet from the cul-de-sac recharge area is 62' from the wetland resource area.

Mitigation Measures

1. The project will have haybales and silt fence installed upgradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The erosion control fencing will be installed according to the plan set that was submitted and approved for the comprehensive permit for Mallard Lane.
2. Rock construction entry pad will be installed to reduce any off-site tracking. Street sweeping will be completed as necessary to reduce pollutants in the storm water.
3. Silt Saks will be placed in any existing basins and any newly construction basins in and around the project to protect the storm water being collected and treated for the site construction.
4. There will be an extensive storm water collection and treatment system constructed to meet the storm water management regulations. (Storm water Calculations enclosed)
5. Any areas that have been completed or that will not be worked on for more than 2 weeks should be stabilized with permanent vegetative cover as soon as possible.
6. Any slopes greater than a 3 to 1 slope will be mulched or blanketed until the permanent vegetation begins to grow.
7. All soil stockpiles will be protected from washout by installing erosion control fencing around its perimeter as shown on the Erosion and Sedimentation Control Plans.
8. Upon completion of construction, all disturbed areas shall be loamed and seeded. The erosion and sedimentation controls shall be removed upon final stabilization and after the issuance of the Certificate of Compliance that was filed for the Notice of intent.

The erosion controls will be installed before any work is started and will be inspected weekly to ensure the performance and integrity. There will be an adequate erosion control supplies stored on site for any necessary repairs.

Performance Standards Review

1. Private and public Water supplies

All the units in the project will be serviced by their own wells in conformance with the quantity and quality Health Department Regulations. The proposed private sewage system disposal system will meet the requirements of the State Environmental code and the Local Board of Health Regulations. There are no public water supply wells, Zone 1, or Zone 2/WPA located within 1,000 feet. Mass Mapper shows the site is not located within 1,000 feet of a Zone A-C Surface water Protection Area.

2. Ground Water Supply

All storm water will be captured and treated with the drainage collection system. Storm water calculations have been completed and reviewed under the comprehensive permit. The storm water collection system meets or exceeds the requirements under the Department of Environmental Protection. This Storm water report has been prepared to comply with the requirements of the Stormwater Management Standards incorporated in the Massachusetts Wetlands Protection Act Regulations, 310 CMR 10.00. These standards are intended to promote increased groundwater recharge and prevent stormwater discharges from causing or contributing to the pollution of surface waters and ground waters of the Commonwealth.

3. Flood Control

The project is located outside of the 100-year flood elevation and does not involve any placement of fill within boarding lands subject to flooding. 310 CMR 10.57 (2) (a).

4. Storm Damage Prevention

Erosion control barriers will be installed and maintained down gradient to all proposed work. The project is covered by a NPDES construction General Permit, a site specific SWPPP will be prepared and submitted prior to any land disturbance.

5. Prevention of Pollution

The Mallard Lane project has no plans to use, store or generate any potentially hazardous materials on site. The project does not propose any underground or above ground storage of any chemicals or gasoline.

6. Protection of Land Containing Shellfish

Not applicable.

7. Protection of Fisheries

Not applicable.

8. Protection of Wildlife Habitat

The Massachusetts Natural Heritage atlas from October 2017 shows that the project is not within a Priority Habitat or Rare Species or Estimated Habitat of Rare Wildlife. A filing with NHESP is not Required.