



**Town of Hopkinton  
Conservation Commission  
18 Main Street  
Hopkinton, MA 01748**

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[www.hopkinton.org/town/government/departments/conservation/index.htm](http://www.hopkinton.org/town/government/departments/conservation/index.htm)

12 July 2004

Mr. Wayne Davies, Chairman  
Hopkinton Board of Appeals  
Town Hall  
18 Main Street  
Hopkinton, MA 01748

Re: Proposed Conditions for Stagecoach Heights  
Stagecoach Heights Comprehensive Permit  
DEP File No. 188-1148

Dear Mr. Davies:

At such time as the Board of Appeals may decide to proceed with a comprehensive permit for Stagecoach Heights, the Conservation Commission respectfully requests that the Board of Appeals attach the following conditions in order to more adequately protect the wetland resources on the site from adverse impacts due to erosion and siltation during construction or from post-development operation of the site. These conditions are standard conditions that are included with essentially every Order of Conditions issued by the Commission for work within any buffer zone. Additional conditions may be necessary, pending the Board's decision regarding geohydrology studies and buffer zone protection.

If the Board has any questions regarding these conditions, please contact me or Ellen Chagnon at the Conservation Office.

Sincerely,

Brian D. Morrison, Chairman

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For the Hopkinton Conservation Commission

Cc: Stagecoach Heights, LLC  
Scott Miccile, Benchmark Engineering

### **Additional Permit Conditions**

1. The Applicant shall notify the Conservation Commission in writing at least 48 hours prior to commencement of activity on site and shall advise the Commission of the name(s) and telephone numbers of the project manager(s) responsible on site for compliance with this Order.
2. A pre-construction conference shall be held on site prior to the commencement of any excavation or construction, but following the installation of erosion control measures. The pre-construction conference shall include the Applicant, the contractor conducting the work, the Conservation Commission's wetland consultant, the Applicant's erosion control inspector, and a member or agent of the Conservation Commission, to ensure that the requirements of this Order are understood by all parties. A reasonable time period shall be provided as notice of the pre-construction meeting (e.g. 72 hours).
3. Prior to the commencement of construction on site, the proposed limits of work and of tree clearing shall be clearly marked with stakes or flags and shall be confirmed by the Conservation Commission. Such markers shall be checked and replaced as necessary and shall be maintained until all construction is complete to allow the contractors and the Commission to readily see the limit of work during construction. Workers shall be informed that no use of machinery, storage of machinery or materials, stockpiling of soil or construction activity of any kind is to occur beyond this line at any time.
4. Prior to the commencement of construction on site, the limits of wetland resource areas closest to all construction activities shall be flagged with surveyor's tape and shall remain in place during construction. The limits of areas to be impacted shall be clearly flagged to allow the contractors and the Conservation Commission to readily see the wetland edge during construction. Such markers shall be checked and replaced as necessary and shall be maintained until all construction is complete. All flags used for the above purposes shall be of a different color from other flagging used on the site.
5. Prior to the commencement of construction on the site, adequate erosion and sedimentation control measures shall be implemented and maintained in effect throughout the entire construction phase, and until the site has been stabilized.
6. No less than one week prior to the commencement of construction on the site, the applicant shall designate a qualified individual responsible for the installation and maintenance of all erosion control devices to serve during the construction process. This Erosion Control Inspector, whose responsibilities shall include regular inspection of erosion control devices; oversight of erosion control installation and repair, as needed; maintenance of an erosion control log which shall be available for inspection by the Conservation Commission or its Agents; and submission of

biweekly inspection notes to the Commission. The Erosion Control Inspector's biweekly reports to the Conservation Commission shall detail inspection dates, the results of each inspection, and any erosion control or drainage problems present on the site, along with plans for correction and cleanup. The Erosion Control Inspector shall inspect all erosion control devices a minimum of once per week and before, during and after significant (greater than 0.5 inches) rainfall events.

7. The name and 24-hour phone numbers of the designated Erosion Control inspector must be provided to the Conservation Commission in the event that this person has to be contacted due to an emergency at the site during any 24-hour period, including weekends. This person shall be given the authority to stop construction for erosion control purposes. The erosion control inspector will be required to inspect all such devices and oversee cleaning and the proper disposal of waste products. Cleaning shall include removal of any entrapped silt.
8. Catch basins and storm drains shall be provided with "silt sack"-type erosion control devices to prevent products of erosion in disturbed areas from reaching resource areas.
9. Any damage caused as a result of this project to any wetland resource areas, or buffer areas which according to plan will remain undisturbed, shall be the responsibility of the applicant to repair, restore or replace. Sedimentation or erosion into these areas shall be considered damage to wetland resource areas. If sediment reaches these areas the Conservation Commission shall be contacted immediately by the applicant or his contractor. A plan for abatement of the problem and restoration shall be submitted to the Conservation Commission for its approval as soon as possible.
10. Dewatering activities will be conducted such that any water pumped from excavations will be conveyed by hose to an upland area (minimum of 25 feet from any resource area) and discharged into hay/wood chip bale corrals or sedimentation bags.
11. For work on steep slopes the following measures shall be taken prior to and during construction to provide additional erosion control and to protect the wetlands:
  - a. Jute matting or equivalent shall be placed on all slopes and maintained until slopes are stabilized with vegetation and construction is complete.
  - b. A double row of hay bales with a silt fence shall be erected prior to construction and maintained until all slopes are stabilized with vegetation.
  - c. Slopes shall be stabilized as soon as possible following completion of grading.
12. The stormwater management system shall be inspected and repaired as needed, as per the approved Stormwater Management Operation and Maintenance Plan. Proof that the required inspections have been conducted, along with proof that the necessary repairs were made, shall be submitted to the Commission in writing on an annual basis during October of each year.

13. If during the regular inspection of the infiltration chambers or detention basins providing groundwater recharge there is an observable decrease in infiltration, the stormwater management component shall be repaired to provide the level of groundwater recharge initially proposed in the stormwater management recharge calculations. Evidence of the problem and its repair shall be reported to the Conservation Commission.
14. Use of sodium chloride-based de-icing compounds shall be minimized throughout the project site wherever and whenever safety conditions allow. Use of sodium chloride substitutes is encouraged by the Commission, at the discretion of the Homeowners' Association. **This condition is on-going and shall remain in place in perpetuity.**
15. Sanitary facilities shall be maintained on site throughout the construction process.
16. Pesticides and/or herbicides of any type shall not be used for the establishment or maintenance of landscape plantings or lawns on the site. Use of fertilizers shall be limited to low-phosphorus, organic-based fertilizers. This restriction shall be included in all landscape construction and maintenance contracts. **This condition is ongoing and shall remain in place in perpetuity.**
17. Starting in the spring of 2005, vernal pools shall be monitored during the period of 1 March through 30 July relative to: biweekly water levels, date of summer drying, species present during amphibian breeding season, invertebrate species present, and approximate population sizes of metamorphosing amphibians. Monitoring shall continue for five consecutive years and shall be conducted by a qualified wetland scientist or wildlife biologist experienced at vernal pool monitoring. Annual monitoring reports shall be submitted to the Conservation Commission in September of each year. Should any adverse impacts be observed during the course of the monitoring, the Conservation Commission shall be notified immediately.
18. Predevelopment stormwater and groundwater flows to each individual vernal pool shall be maintained during the construction process and following completion of construction.
19. Roof runoff from the housing units shall be recharged to the groundwater using recharge units capable of infiltrating a 1.5-inch rainfall.
20. Utility trench anti-seepage devices shall be installed in the following roadway cut areas:
  - between stations 0+00 and 3+70 on Patriots Boulevard
  - beyond station 7+00 on Kings Way
  - between stations 3+00 and 4=72 on Paul Revere Path
  - between Station 1+00 and 2+10 on Minuteman Lane.