An official application of the Commonwealth of Massachusetts

Energy & Environmental Affairs
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Wetlands NOI Project Information

Related links

There are no related links for displayed element.

NOI Number ?
214-0716

Applicant Information
MONTROSE SCHOOL

Filing Date ?
08/22/2024

Filing Type ?
NOI

Project Type
Other

Project Address
29 NORTH STREET

Comments
CAMPUS IMPROVEMENTS RELATED TO THE CONSTRUCTION OF SYNTHETIC TURF FIELDS,
RECONSTRUCT PARKING AREAS, INSTALLING A STONE DUST WALKING PATH, PAVED PEDESTRIAN AREAS, RECREATION AREAS, LANDSCAPED AREAS, AND STORMWATER MANAGEMENT SYSTEMS. REQUEST FOR COPY OF CHECKS SENT TO APPLICANT AS FEE HAS NOT BEEN RECEIVED YET, 9/20/2024.

Technical Comments

- The Applicant should provide a narrative discussing how the proposed walkway bridge replacements (2) over Vine Brook will meet the MA Stream Crossing Standards. The narrative should be accompanied by a table with calculations for openness ratio, height, and bankfull width for existing and proposed structures. The Applicant and Commission should verify that the pond/deep marsh area does not possess primarily riverine characteristics, in accordance with 310 CMR 10.58(2)(a) 1. h. The determination may also impact total Riverfront Area associated with the project. - MassDEP recommends the Applicant provide additional detail for the removal of the concrete slab that crosses the perennial stream, including what if any methods will be used to prevent construction debris from entering the stream. - Noting that thresholds for wildlife habitat alteration have been exceeded for Bordering Land Subject to Flooding and Bank Resource areas, MassDEP recommends the Commission exercise its discretion in its determination in whether a wildlife habitat evaluation should be performed. - The Applicant indicates that helical piles will be used to support the proposed dock. How will the helical piles be installed? The Commission may consider conditioning this work to take place during low water/drawdown periods. - MassDEP recommends the Commission verify resource area boundary in the vicinity of the flooded marsh, specifically the existence of Bordering Vegetated Wetlands near flags BA130-BA143. - The Applicant indicates that there will be an overall net decrease in impervious surfaces at the project location and that, therefore, there will be an overall increase in stormwater recharge. The Applicant should still provide calculations for required, existing, and provided recharge volumes to demonstrate compliance with Standard 3 to the maximum extent practicable. The Applicant states that structural stormwater recharge is not feasible due to high groundwater. While soil logs provided do indicate high groundwater (2 feet or less) at some test pit locations, there are other locations on site that encounter groundwater at depths greater than 4 feet. Only a 2-foot separation to seasonal high groundwater is required for infiltration structures with a mounding analysis required if less than a 4-foot separation exists. MassDEP encourages the Applicant to explore project designs that would allow for the incorporation of low-impact development techniques to promote increased groundwater recharge over existing conditions. If not possible, the Applicant should provide an analysis documenting of alternative approaches for meeting the Standard. - The Applicant includes calculations that appear to demonstrate compliance with Standard 4; however, TSS removal worksheets should be submitted to confirm compliance. - The stormwater report indicates that the proposed project is not within a Critical Area; however, the entire project site is located within a Zone II Wellhead Protection Area. The Applicant should provide documentation on how the project proposes an improvement over existing conditions within reason to meet Standard 6 to the maximum extent practicable. - The Commission may consider incorporating the O&M Plan as a special condition, if approved. - All revised materials should be submitted to MassDEP and the Commission.

Inland Resource Areas

RESOURCE AREA ALTERED	PROPOSED ALTERATION	PROPOSED REPLACEMENT
BANK	260 (linear feet)	260 (linear feet)
BORDERING VEGETATED WETLAND	881 (square feet)	1691 (square feet)
LAND UNDER WATER BODY & WATERWAY	20 (square feet) 0 (Cubic yards)	0 (square feet) 0 (Cubic yards)
BORDERING LAND SUBJECT TO FLOODING	56350 (square feet) 204470 (Cubic feet)	56350 (square feet) 204470 (Cubic feet)
RIVERFRONT AREA	148495 (square feet)	0 (square feet)

Coastal Resource Areas

RESOURCE AREA ALTERED	PROPOSED ALTERATION	PROPOSED REPLACEMENT

PREVIOUS

SEARCH AGAIN

EEA Site Policies (https://www.mass.gov/site-policies)

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