



Environmental Consulting & Restoration, LLC



May 10, 2023

Town of Plympton  
Conservation Commission  
5 Palmer Road Ste 3  
Plympton, MA 02367

**RE: Supplemental Waiver Request to Accompany Notice of Intent, 0 Maple Street, Plympton  
DEP File #SE266-0229**

Dear Members of the Conservation Commission:

Please include this Supplemental Waiver Request to accompany the Notice of Intent (NOI) application for the proposed single-family home construction project located at 0 Maple Street in Plympton (the site). This Supplemental Waiver Request is in addition to the Waiver Request dated April 13, 2023, included in the NOI application. As noted in the response to EcoTec, Inc.'s peer review comments, the waiver request needs to include the proposed work within the 100-foot Vernal Pool buffer setback. The project as redesigned moves the house and yard as far away from the vernal pool as possible while leaving a reasonable development footprint. It is not possible to avoid work in the second 100-foot buffer zone or land within 100 feet of the vernal pool (Mean Annual High Water of the vernal pool plus 100 feet). Therefore, this Waiver Request is submitted to supplement the current Waiver Request under review.

Our professional opinion remains the same as stated in the original Waiver Request and that the waiver is warranted for this particular project as there are no reasonable conditions or alternatives that would allow the proposed activity to proceed in compliance with the Town of Plympton Wetland Regulations. Additionally, as designed the proposed project protects all wetland resource areas on and near the site and will not adversely affect the ability of the buffer zone to protect the wetland values under the Plympton Wetlands Bylaw and Wetlands Regulations. The applicant is seeking the Plympton Conservation Commission to provide relief from the above noted regulation and issue an Order of Conditions approving the project.

If you have any questions or require additional information, please contact me at (617) 529-3792.

Sincerely,  
Environmental Consulting & Restoration, LLC

A handwritten signature in blue ink that reads "Brad Holmes".

Brad Holmes, PWS, MCA  
Manager

CC: Department of Environmental Protection, Wetland Division, 20 Riverside Drive, Lakeville, MA 02347  
Applicant  
Adam J. Brodsky, Esq.



Environmental Consulting & Restoration, LLC



## PEER REVIEW RESPONSE MEMO

**TO:** Plympton Conservation Commission  
**FROM:** Brad Holmes  
**DATE:** May 10, 2023  
**RE:** 0 Maple Street, Plympton DEP File #SE 266-0229

Please include this Peer Review Response Memo with the NOI application under review for 0 Maple Street in Plympton (the Site). This memo is intended to respond to the comments and recommendations from Art Allen of EcoTec, Inc.'s 4/18/23 Supplemental Wetland Peer Review Results. Please note the following responses in *Italic* to Mr. Allen's comments listed in **bold** below:

**EcoTec Comment & Recommendation #1 - Wetland A is now labeled as IVW with no further explanation. The wetland was not fully delineated so, without that being done, it cannot be determined whether it is bordering or isolated.**

*Response - The A series wetland is an isolated wetland that extends onto and borders 26 Maple Street. ECR could not find any culverts or connections to other wetland resource areas. The entire limits of this wetland have not been delineated. ECR did walk the limits with Brian Vasa on 4/24/23 to observe that this is an isolated wetland system. Nevertheless, this wetland is regulated as a vegetated wetland under the Plympton Wetland Regulations.*

**EcoTec Comment & Recommendation #2b - The revised plan shows 100 and 200-feet off the Vernal Pool. The 200-foot offset is the Vernal Pool Buffer Zone limit. This limit encompasses the proposed septic system and cuts through the proposed house. No waiver for the 100-foot Vernal Pool buffer setback was requested. It will be difficult to justify work in this zone as the science for usage of the adjacent upland by vernal pool-dependent species is well established.**

*Response - The project has been redesigned to move the house and yard as far away from the vernal pool as possible while leaving a reasonable development footprint. The proposal is to create a small, reasonable yard up to the 50 foot buffer zone to the northerly C & F series BVW. It is not possible to avoid work in the second 100 foot buffer zone or land within 100 feet of the vernal pool (Mean Annual High Water of the vernal pool plus 100 feet). The waiver request has been supplemented to include the proposed work within land within 100 feet of the vernal pool.*

**EcoTec Comment & Recommendation #2c - Additional driveway details and construction notes were provided. Tree clearing and re-planting have been specified. The driveway cross-section includes a 12-foot wide surface with 2-foot wide gravel shoulders for infiltration as well as temporary siltation fencing for erosion control. I am in agreement with the revised driveway construction and mitigation and agree that the net impacts should be no greater than the existing gravel carpath. As noted above, I do not agree with the proposed 12-inch "critter crossing" culverts under the driveway, particularly where they would require the driveway to be raised in order to provide cover over the culverts. It is my understanding that animals will**



Environmental Consulting & Restoration, LLC



**not typically enter small, dark culverts and would prefer to go up and over a low-profile driveway or roadway.**

*Response - The proposed critter crossings have been removed from the proposed project.*

**EcoTec Comment & Recommendation #3 – See section 2.b above. #3 refers to the 100 foot vernal pool limit, 100 foot vernal pool buffer zone, and no disturbance areas under the Plympton Wetland Bylaw Regulations.**

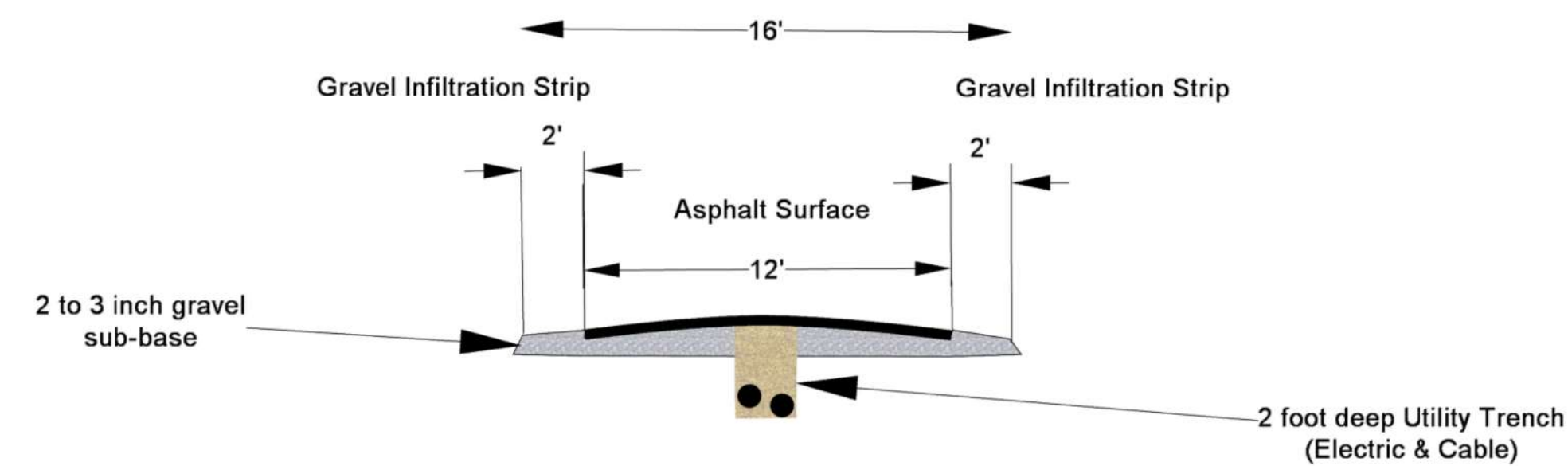
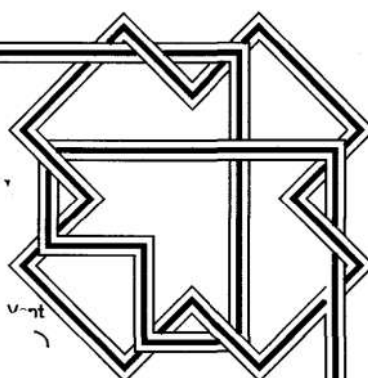
*Response – The waiver request has been supplemented to include proposed work within land within 100 feet of the vernal pool and additional project information.*

Included with this submittal are the following:

1. Supplemental Waiver Request Letter
2. Revised Site Plans

We look forward to presenting this to the Commission at the continued hearing. If you have questions or require additional information, please contact us immediately.





**Note: Contractor to remove top organic material and replace with 12 inch of compacted bank gravel**

NOTES:

1. THE PROPOSED DRIVEWAY SHALL UTILIZE THE EXISTING CART PATH TO 16 FEET WIDE.
2. THE PROPOSED DRIVEWAY SHALL MEANDER SLIGHTLY TO MINIMIZE IMPACTS TO EXISTING VEGETATION ALONG THE SHOULDER OF THE CART PATH.
3. THE EARTH BERM LOCATED LANDWARD OF WETLAND FLAGS #C3 TO #C5 IS PROPOSED TO BE REMOVED TO PROVIDE A 16-FOOT-WIDE DRIVEWAY. THIS INCLUDES THE REMOVAL OF TWO WHITE PINE TREES (26" AND 28" D.B.H.) AND TWO AMERICAN BEACH TREES (8" AND 14" D.B.H.) LOCATED WITHIN THE BERM.
4. THE REMOVED TREES WILL BE MITIGATED AT A 1:1 RATIO WITHIN A CLEARING LOCATED LANDWARD OF WETLAND FLAGS #A5 TO #A8.
5. SAPLINGS LESS THAN 5 INCHES IN DIAMETER AT BREAST HEIGHT WILL BE REMOVED ONLY WHERE NECESSARY. OVERHANGING LIMBS WILL BE PRUNED BACK WHERE NECESSARY TO PROVIDE ADEQUATE CLEARANCE.

## PROPOSED CONSTRUCTION METHODOLOGY



1. Coordinate with survey crew to stake out project limits and proposed erosion control lines.
2. Install erosion control barriers to establish the limit of work as shown on the plan. Contact Conservation Agent for an inspection of the erosion controls before the start of site activities.
3. Construct temporary construction exit at the proposed driveway location. This task will include ongoing maintenance of the access apron to include sweeping the adjacent roadway abutting the access apron at the end of each workday.
4. Discharges from dewatering of excavations shall not be directly diverted into any wetlands or existing storm drains without pretreatment via settling basins. Provide temporary containment areas of strawbales and washed crush stone, to contain and settle silt from dewatering operations, if necessary. Standard construction practices shall be followed.
5. Clear the vegetation from the proposed project footprints. Included in this task is grubbing of the stumps within the limit of work.
6. Rough grade the project area to include excavation for the foundation. Rough grade the access driveway as shown on the site plan.
7. Install the forms and pour the concrete foundation.
8. Install the septic system components and utility connections.
9. Finalize the construction of the driveway as shown on the plan to include the critter crossings. Please note that the overlying wetland specialist will provide direction to the construction crew during the installation of the critter crossings.
10. Upon completion of the foundation and septic system installation, remove soil stockpiles from the site and finish grading around the house, yard area, etc. If the timing allows, loam and seed all exposed surfaces, minus the driveway and parking area, to stabilize soils.
11. Finalize yard construction to include landscape plantings using native plant materials, installation of a post & rail fence, etc.
12. Prepare and submit a Request for Partial Certificate of Compliance with asbuilt plan to the Conservation Commission. A Request for a full Certificate of Compliance will be submitted after confirmation of at least 2 full growing seasons following completion of restoration or mitigation plantings, if necessary.
13. Remove erosion control devices after confirmation from the Conservation Commission is granted.

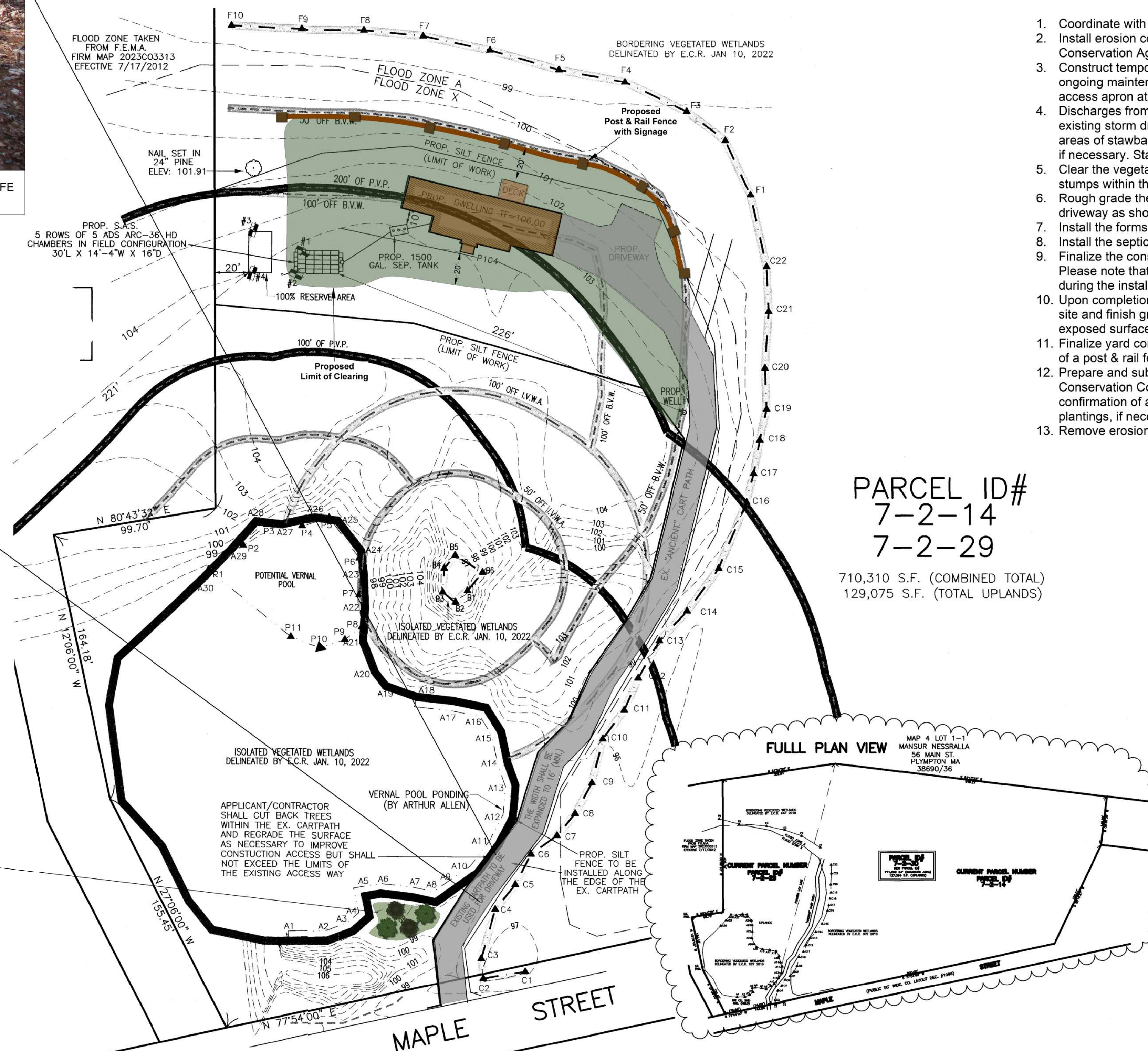


PHOTOGRAPH #2 - VIEW OF THE EARTH BERM PROPOSED TO BE REMOVED TO PROVIDE SAFE AND ADEQUATE SITE ACCESS.



PHOTOGRAPH #1 - VIEW NORTH ALONG THE EXISTING CART PATH THAT IS PROPOSED TO BE UTILIZED FOR PERMANENT SITE ACCESS. NOTICE THE DEAD WHITE PINE TO BE REMOVED.

Plant Legend				
Symbol	Qty	Common	Botanical	Size
	2	American Beech Tree	Fagus Grandfolia	5-6 ft.
	2	Eastern White Pine	Pinus Strubus	5-6 ft.



PARCEL ID#  
7-2-14  
7-2-29

710,310 S.F. (COMBINED TOTAL)  
129,075 S.F. (TOTAL UPLANDS)

## SHEET 2

Rev. 5/2/2023

Issue	Date	Description	Drawn	Design	Check	Resp. Eng.
#1	6/23/21	PROPOSED SANITARY SYSTEM				
#2	2/15/22	REVISE WETLANDS FLAGS				
#3	4/26/22	REVISE FOR CON. COM. REVIEW				
#4	11/28/22	RELOCATE HOUSE, WELL, & DRIVEWAY; FOR CON. COM.				
#5	4/4/23	REVISE PROPOSED ACCESS DRIVEWAY WIDTH ON PLAN				

PROPOSED Sanitary System

TOWN: PLYMPTON PARCEL ID# 7-2-29 & 7-2-14

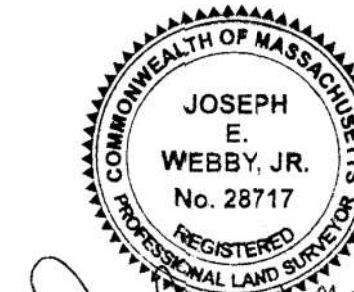
LOCATION: MAPLE STREET

PREPARED FOR: PAUL D'ANGELO

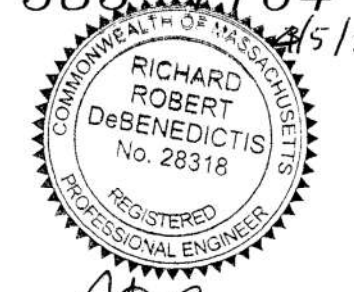
SCALE: 1" = 40'	DATE: JUNE 23, 2021
-----------------	---------------------

**WEBBY ENGINEERING ASSOCIATES, INC.**  
Civil Engineers & Land Surveyors  
180 County Road - Plympton, MA.  
(781) 585-1164

4/5/2023



*Prof. Land Surveyor*



  
Prof. Engineer