

GRAZ Engineering, L.L.C.

323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

Transmittal

To: Conservation Commission **Subject:** 567 Pine Street – DEP Nos. 197-0610 & 197-0642
Company: Town of Leicester Request for Final COC
Address: 3 Washburn Square **Date:** March 1, 2021
City/State: Leicester, MA 01524 **Transmitted:** ☐ Mail ☒ Email ☒ Hand

<input checked="" type="checkbox"/> For Your Approval	<input checked="" type="checkbox"/> Which You requested
<input checked="" type="checkbox"/> For Your Review	<input type="checkbox"/> Approved
<input type="checkbox"/> For Your Signature	<input type="checkbox"/> Approved As Noted
<input checked="" type="checkbox"/> For Your Information	<input type="checkbox"/> Revise And Resubmit
<input type="checkbox"/> For Your Files	<input type="checkbox"/> Not Approved

1	copy	WPA Form 8A, Request for Final Certificate of Compliance - DEP File No. 197-0610
1	copy	Engineer's Affidavit of Site Work Completion - DEP File No. 197-0610
1	copy	EcoTec's Replication Monitoring Report dated November 14, 2017
1	copy	EcoTec's Replication Certification Report dated October 28, 2019
1	copy	WPA Form 8A, Request for Final Certificate of Compliance - DEP File No. 197-0642
1	copy	Engineer's Affidavit of Site Work Completion - DEP File No. 197-0642
1	copy	Asbuilt Plan for 567 Pine Street dated March 1, 2021
1	copy	Site Photos dated 2/26/21
1	copy	WPA Form 8B, Draft Certificate of Compliance - DEP File No. 197-0610
1	copy	WPA Form 8B, Draft Certificate of Compliance - DEP File No. 197-0642

Comments: Enclosed is the final Request for Final Certificate of Completions (COC) for 567 Pine Street. This request is for work completed under two Order of Conditions (OOC) as issued by the Town of Leicester Conservation Commission, one on October 19, 2017 (DEP #195-0615) and the other on December 20, 2018 (DEP File No. 197-0642).

The work under these OOC's were associated with a single family residential lot being bisected by the Spencer/Leicester town line. The single family residence was located at 102 Chickering Road, Spencer while the wetland replication and shore line work was located on the portion of the lot being 567 Pine Street, Leicester. We have attached EcoTec's Replication Monitoring & Certification Reports for your reference that the replication work was completed.

I trust that the Commission will find that the site work has been completed in substantial compliance with the above noted OOC's and that the attached documentation fulfills the final requirements for the project so that the Commission may issue a final COC's at their next regularly scheduled meeting.

Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
GRAZ Engineering, L.L.C.


Brian MacEwen, PLS, BSCE
Project Manager

cc: James & Anne McLoughlin, Owner



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0610
Provided by DEP

A. Project Information

Important:

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

James & Anne McLoughlin

Name

102 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

973-886-8626

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Matt Schold (Schold Development, LLC)

Applicant

10/19/2017

Dated

197-0610

DEP File Number

3. The project site is located at:

567 Pine Street

Street Address

Leicester

City/Town

41

Assessors Map/Plat Number

C2.3

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Matt Schold (Schold Development, LLC)

Property Owner (if different)

Worcester

County

57983

Book

253

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

All of the site development work for the project has been completed.

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0610

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request 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>).

AFFIDAVIT OF SITE WORK COMPLETION

**ASSESSORS MAP 41, PARCEL C2.3
567 PINE STREET, LEICESTER
DEP FILE NO. 197-0610**

TO THE LEICESTER CONSERVATION COMMISSION:

We certify that based on our field inspections and surveys of the site in November 2019 - January 2020 and our subsequent field survey on February 26, 2021; that to the best of our knowledge, information, and belief that the site work, as depicted on the "Asbuilt Site Plan for Conservation COC", dated March 1, 2021 and attached herewith as prepared by GRAZ Engineering, LLC was completed in substantial conformance with the approved plans entitled "Notice Of Intent - Existing & Proposed Site Plan, Pine Street, Assessors Map 41, Parcel C2.3", dated July 19, 2017 and revised through October 25, 2017, and in accordance with the Order of Conditions as issued by the Town of Leicester Conservation Commission on October 19, 2017 as recorded in the Worcester District Registry of Deeds Book 57983, Page 253.

All of the site development work for the project has been completed and is completely stabilized as established lawn areas, sand beach area, or mulched side slopes accordingly.

ENGINEER

Paul F. Grasewicz PE #35306
ENGINEER MASS. REG. #

GRAZ Engineering, L.L.C.
323 West Lake Road
Fitzwilliam, NH 03447
ADDRESS

SURVEYOR

Brian C. MacEwen PLS #37736
SURVEYOR

GRAZ Engineering, LLC
323 West Lake Road
Fitzwilliam, NH 03447
ADDRESS

 03/01/2021
SIGNATURE DATE



ENGINEER'S SEAL

 03/01/2021
SIGNATURE DATE



SURVEYOR'S SEAL



EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 / Fax: 508-752-9494

November 14, 2017

Leicester Conservation Commission
Town Hall
3 Washburn Square
Leicester, MA 01524

Re: Lot A Pine Street, Leicester, MA (DEP File #197-0610)

Subject: Wetland Replication Monitoring

Dear Commissioners:

EcoTec, Inc., was retained by the site contractor to monitor construction of a 1,416 square foot wetland replication area (located in Leicester) which serves as mitigation for adjacent site improvements in Spencer. I wrote the "Wetland Replication Area Description & Construction Protocol" dated July 21, 2017. I was on site to monitor construction of the area on October 31 and November 9 & 10, 2017. The attached photos depict the replication area during the phases of construction. Following installation of a perimeter sediment control barrier, the area was cleared and excavated to sub-grade. I inspected sub-grade elevations and found them to exhibit groundwater and redoximorphic features at approximately 12 inches below the surface of the adjacent wetland. The finish-grade was completed using approximately 12 inches of organic-rich topsoil with compost. The plant materials were properly sized and in good condition when planted. I directed the layout of plants. Following planting the replication area was mulched with weed-free straw and the sideslopes were stabilized with bark mulch.

In my opinion this work has been done in accordance with the approved plan and protocol and complies with the General Performance Standard requirements for Bordering Vegetated Wetland replication at 310 CMR 10.55(4)(b).

Please do not hesitate to contact me if you have any questions concerning this or other matters.

Sincerely,

Arthur Allen
Senior Environmental Scientist

AA/Monitoring/LeicesterLot A Pine ReplicationReport.doc

attachments: 2 pages (photos)

pc : Matthew Schold



1. Replication area sub-grade with observed water table and redox features



2. Finish graded and stabilized replication area



3. Plant materials condition



4. Planted and mulched replication area



EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street
Worcester, MA 01605-2629
508-752-9666 / Fax: 508-752-9494

October 28, 2019

Leicester Conservation Commission
Town Hall
3 Washburn Square
Leicester, MA 01524

Re: Lot A Pine Street, Leicester, MA (DEP File #197-0610)

Subject: Wetland Replication Monitoring

Dear Commissioners:

EcoTec, Inc., was retained by the site contractor to monitor construction of a 1,416 square foot wetland replication area (located in Leicester) which serves as mitigation for adjacent site improvements in Spencer. I wrote the "Wetland Replication Area Description & Construction Protocol" dated July 21, 2017. I was on site to monitor construction of the area on October 31 and November 9 & 10, 2017. Attached photos 1 & 2 depict the replication area during construction.

I performed a follow-up monitoring inspection after the second growing season on October 4, 2019. Attached photos 2 & 3 depict conditions within the replication area during my follow-up inspection. The replication area is stable and 80 percent vegetated with native wetland species including Swamp White Oak (*Quercus bicolor*) and Red Maple (*Acer rubrum*) saplings; Narrow-Leaved Cattail (*Typha angustifolia*), Jewelweed (*Impatiens capensis*), Beggar tick (*Bidens frondosa*) and New England Aster (*Aster novae-angliae*) herbs. No invasive species were noted within the area. Typical soil conditions within the area consist of 13 inches of organic-rich topsoil over a depleted matrix substrate with common redoximorphic concentrations. These soil conditions are indicative of a seasonal high water table at or slightly above the soil surface. I also noted water-stained leaves within the floor of the replication area.

In my opinion this replication area meets the General Performance Standard requirements for Bordering Vegetated Wetland replication at 310 CMR 10.55(4)(b).

Please do not hesitate to contact me if you have any questions concerning this or other matters.

Sincerely,

Arthur Allen
Senior Environmental Scientist

AA/Monitoring/LeicesterLot A Pine Replication Monitoring Report.doc

attachments: 1 photo page

pc : Matthew Schold
Brian MacEwen

ECOTEC MONITORING PHOTOS FOR LOT A PINE ST., LEICESTER, MA



1. Replication area sub-grade (from north on 11.9.2017)



3. Replication area from north on 10.4.2019



2. Replication area finish graded & planted (11.10.2017)



4. Replication area from south on 10.4.2019



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0642

Provided by DEP

A. Project Information

Important:

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

James & Anne McLoughlin

Name

102 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

973-886-8626

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

James & Anne McLoughlin

Applicant

12/20/2018

Dated

197-0642

DEP File Number

3. The project site is located at:

567 Pine Street

Street Address

Leicester

City/Town

41

Assessors Map/Plat Number

C2.3

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

James & Anne McLoughlin

Property Owner (if different)

Worcester

County

59942

Book

167

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

All of the site development work for the project has been completed.

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0642

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request 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>).

AFFIDAVIT OF SITE WORK COMPLETION

**ASSESSORS MAP 41, PARCEL C2.3
567 PINE STREET, LEICESTER
DEP FILE NO. 197-0642**

TO THE LEICESTER CONSERVATION COMMISSION:

We certify that based on our field inspections and surveys of the site in November 2019 - January 2020 and our subsequent field survey on February 26, 2021; that to the best of our knowledge, information, and belief that the site work, as depicted on the "Asbuilt Site Plan for Conservation COC", dated March 1, 2021 and attached herewith as prepared by GRAZ Engineering, LLC was completed in substantial conformance with the approved plans entitled "Notice Of Intent - Existing & Proposed Site Plan, Pine Street, Assessors Map 41, Parcel C2.3", dated December 5, 2018, and in accordance with the Order of Conditions as issued by the Town of Leicester Conservation Commission on December 20, 2018 as recorded in the Worcester District Registry of Deeds Book 59942, Page 167.

All of the site development work for the project has been completed and is completely stabilized as established lawn areas, sand beach area, or mulched side slopes accordingly.

ENGINEER

Paul F. Grasewicz PE #35306
ENGINEER MASS. REG. #

GRAZ Engineering, L.L.C.
323 West Lake Road
Fitzwilliam, NH 03447
ADDRESS

SURVEYOR

Brian C. MacEwen PLS #37736
SURVEYOR

GRAZ Engineering, LLC
323 West Lake Road
Fitzwilliam, NH 03447
ADDRESS

 03/01/2021
SIGNATURE DATE

 03/01/2021
SIGNATURE DATE



ENGINEER'S SEAL



SURVEYOR'S SEAL

567 Pine Street, Leicester, MA (Assessors' Map 41, Parcel C2.3)
GRAZ Engineering, LLC - Replication & Beach Access Photos



1. Entrance to Site from Pine Street (2021.02.26)



2. Replication Area from Access Drive (2021.02.26)



3. Access Drive to Site Beach/Boat Launch Area (2021.02.26)



4. Beach/Boat Launch Area from Access Drive (2021.02.26)



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0610

Provided by DEP

A. Project Information

Important:

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



1. This Certificate of Compliance is issued to:

James & Anne McLoughlin

Name

102 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions issued to:

Matt Schold (Schold Development, LLC)

Name

October 19, 2017

Dated

197-0610

DEP File Number

3. The project site is located at:

567 Pine Street

Street Address

Leicester

City/Town

41

Assessors Map/Plat Number

C2.3

Parcel/Lot Number

the final Order of Condition was recorded at the Registry of Deeds for:

Property Owner (if different)

Worcester

County

57983

Book

253

Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

Date



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0610

Provided by DEP

B. Certification

Check all that apply:

- ☒ **Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- ☐ **Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:
- _____
- _____
- ☐ **Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.
- ☐ **Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

C. Authorization

Issued by:

Conservation Commission

Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and 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>).

Signatures:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0610
Provided by DEP

D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

Leicester
Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

567 Pine Street
Assessors Map 41, Parcel C2.3
Project Location

197-0610
DEP File Number

Has been recorded at the Registry of Deeds of:

Worcester
County

for:

James & Anne McLoughlin
Property Owner

and has been noted in the chain of title of the affected property on:

Date	Book	Page
------	------	------

If recorded land, the instrument number which identifies this transaction is:

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0642

Provided by DEP

A. Project Information

Important:

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



1. This Certificate of Compliance is issued to:

James & Anne McLoughlin

Name

102 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions issued to:

James & Anne McLoughlin

Name

December 20, 2018

Dated

197-0642

DEP File Number

3. The project site is located at:

567 Pine Street

Street Address

Leicester

City/Town

41

Assessors Map/Plat Number

C2.3

Parcel/Lot Number

the final Order of Condition was recorded at the Registry of Deeds for:

Property Owner (if different)

Worcester

County

59942

Book

167

Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

Date



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0642

Provided by DEP

B. Certification

Check all that apply:

- ☒ **Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- ☐ **Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:
- _____
- _____
- ☐ **Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.
- ☐ **Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

C. Authorization

Issued by:

Conservation Commission

Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and 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>).

Signatures:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

197-0642
Provided by DEP

D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

Leicester
Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

567 Pine Street
Assessors Map 41, Parcel C2.3
Project Location

197-0642
DEP File Number

Has been recorded at the Registry of Deeds of:

Worcester
County

for:

James & Anne McLoughlin
Property Owner

and has been noted in the chain of title of the affected property on:

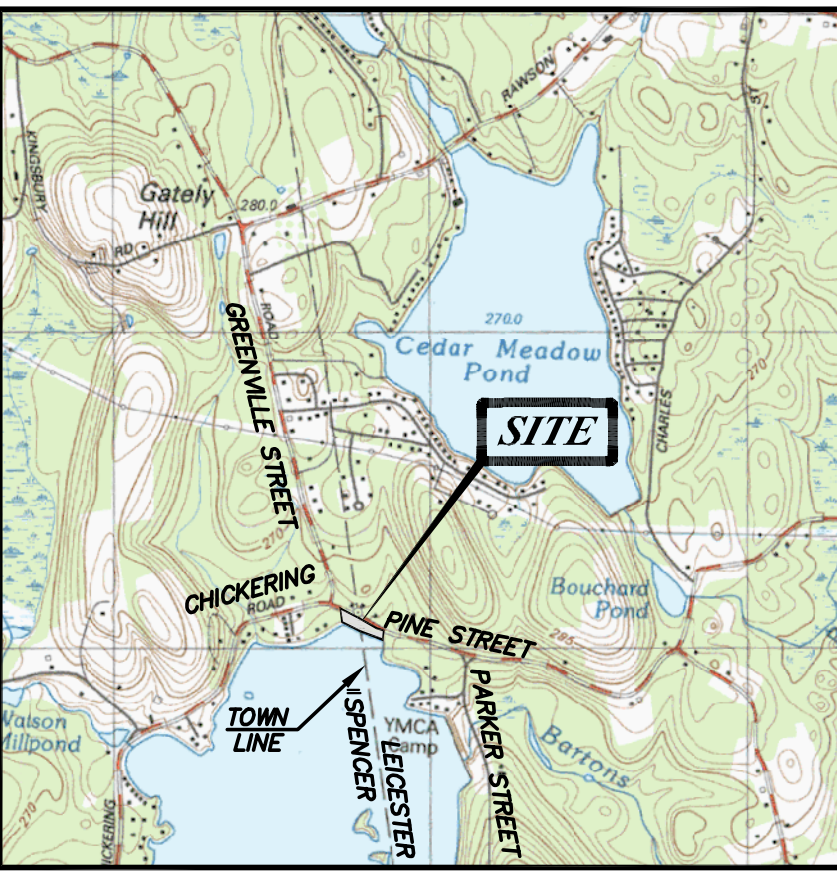
Date	Book	Page
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If recorded land, the instrument number which identifies this transaction is:

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant



LOCUS PLAN
SCALE: 1"= 2000'

GENERAL NOTES

- 1) THE ASBUILT TOPOGRAPHY, SITE FEATURES, AND UTILITIES DEPICTED HEREON ARE BASED ON AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY GRAZ ENGINEERING, LLC ON FEBRUARY 26, 2021 PERFORMED WITH RTK-GNSS GPS AND A COMPILATION OF INFORMATION OBTAINED FROM THE APPROVED SITE DESIGN PLANS DATED JULY 19, 2017, REVISED THRU OCTOBER 10, 2017 AS PREPARED BY GRAZ ENGINEERING, LLC.
- 2) THE HORIZONTAL AND VERTICAL DATUMS ARE THE RESULT OF THE NGS OPUS POST PROCESSED GPS DATA OBTAINED AT THE SITE IN NOVEMBER 2017.
HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS MAINLAND STATE GRID SYSTEM (NAD83)
VERTICAL DATUM = NAVD88 (REFER TO PLAN FOR LOCATION OF BENCHMARKS SET DURING SURVEY)
- 3) THE TOWN LINE DEPICTED HEREON HAS BEEN COMPILED FROM THE MASS GIS WEB SITE TOWN CORNER SURVEY POINTS (MASSACHUSETTS MAINLAND GRID, NAD 83).
- 4) THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON NOVEMBER 4, 2016 AND WITH FIELD SURVEY LOCATION PERFORMED BY GRAZ ENGINEERING, LLC DURING THE ABOVE NOTED FIELD SURVEYS.
- 5) AS DEPICTED HEREON, A PORTION OF THE SITE LIES WITHIN ZONE A OF THE FLOOD HAZARD AREA (1% CHANCE) AS SET FORTH ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 25027C0780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.
- 6) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPILATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, GOVERNMENT AGENCIES, AND THE OWNER. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN.
- 7) IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233 72 HOURS BEFORE ANY EXCAVATION.

SPENCER PROPERTY DATA

ASSESSORS PARCEL NO.: MAP U30, PARCEL 1
LOT ADDRESS: 102 CHICKERING ROAD
OWNER OF RECORD: JAMES & ANNE McLOUGHLIN
LOCUS DEED: BOOK 59537, PAGE 76
LOCUS PLAN: PLAN BOOK 926, PLAN 18, LOT A-2
ZONING DISTRICT: LAKE RESIDENTIAL (LR)

	REQUIRED	PROVIDED
AREA	22,500 SF	±19,762 SF*
FRONTAGE	100'	199.28' (CHICKERING RD.)
WIDTH	50'	N/A*
FRONT YARD	15'	16'
SIDE YARD	10'	91.2'
REAR YARD	10'	41.3'
BLDG. COVERAGE	25%	3.6%

* EXISTING NON-CONFORMING LOT

LEICESTER PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 41, PARCEL C2.3
LOT ADDRESS: 567 PINE STREET
OWNER OF RECORD: JAMES & ANNE McLOUGHLIN
LOCUS DEED: BOOK 59537, PAGE 76
LOCUS PLAN: PLAN BOOK 926, PLAN 18, LOT A-2
ZONING DISTRICT: SUBURBAN AGRICULTURAL (SA)

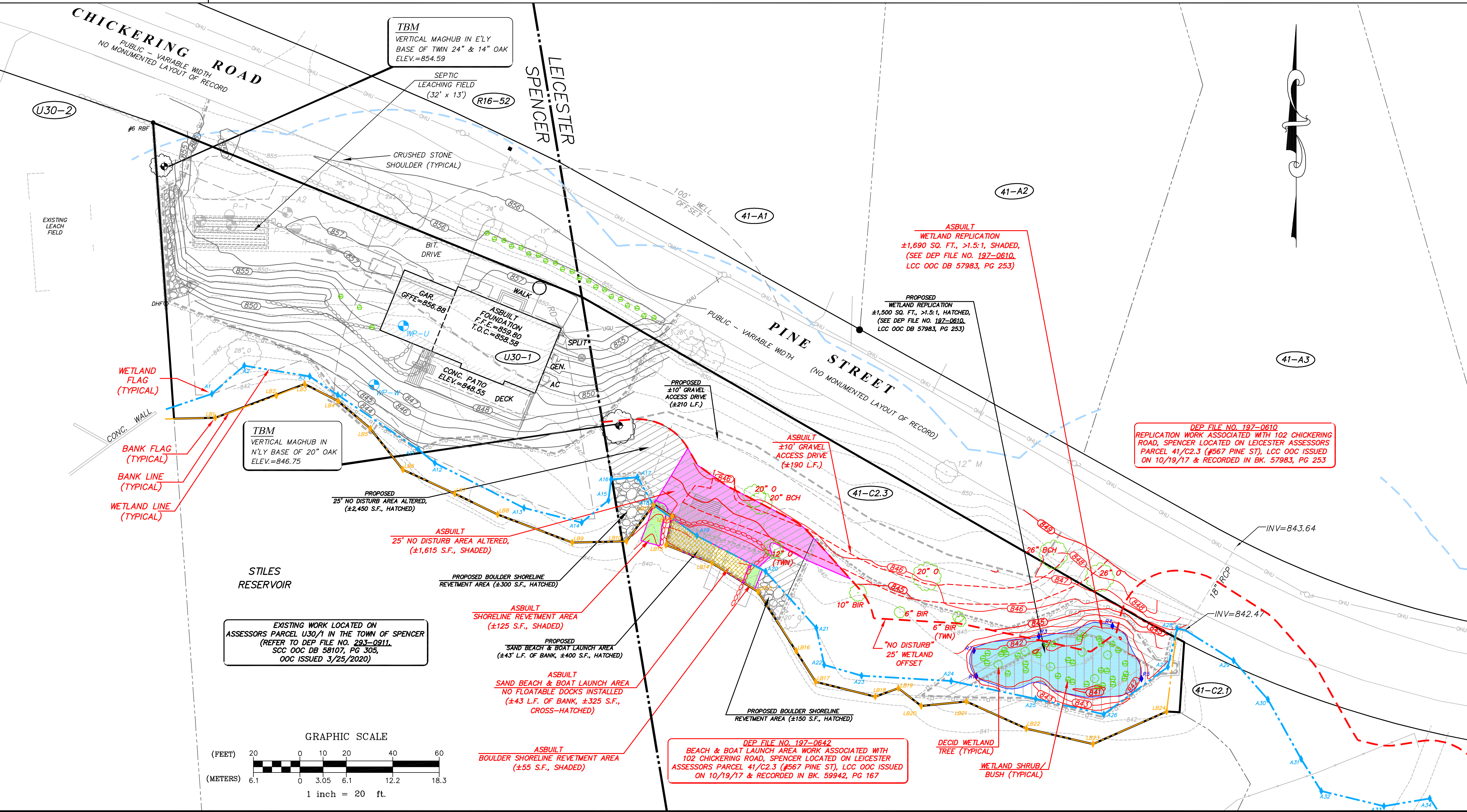
	REQUIRED	PROVIDED
AREA	80,000 SF	±21,338 SF
FRONTAGE	200'	298.95' (PINE ST.)
WIDTH	200'	N/A
FRONT YARD	40'	N/A
SIDE YARD	40'	N/A
REAR YARD	40'	N/A
BLDG. COVERAGE	30%	N/A

ASBUILT PROJECT STATISTICS

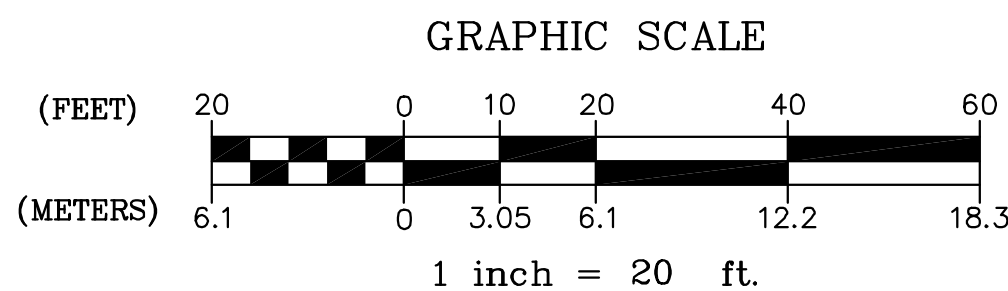
LOT AREA = ±41,099 SQ. FT. (SPENCER = 19,762 SQ. FT.)
WETLAND ALTERED = ±997 SQ. FT.
WETLAND REPLICATED = ±1,500 SQ. FT. (>1.5:1)
-REPLICATION LOCATED ON PORTION OF LOT LOCATED IN LEICESTER
TOTAL LOT LAKE BANK = ±710 LIN. FT.
LAKE BANK ALTERED = ±40 LIN. FT. (±5.6%)
BUFFER ZONE WORK: ±7,000 SQ. FT. (LEICESTER)
±10,000 SQ. FT. (SPENCER)

LEGEND

- 328 — EXISTING GRADE CONTOURS
- 328 — APPROVED DESIGN CONTOURS
- x328.0 APPROVED DESIGN GRADES
- 328 — ASBUILT CONTOURS
- +328.0 ASBUILT GRADES



EXISTING WORK LOCATED ON
ASSESSORS PARCEL U30/1 IN THE TOWN OF SPENCER
(REFER TO DEP FILE NO. 293-0811,
SCC OOC DB 58107, PG 305,
OOC ISSUED 3/25/2020)



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567 PINE STREET, LEICESTER, MASSACHUSETTS

ASBUILT SITE PLAN FOR CONSERVATION COC
PREPARED FOR: JAMES & ANNE McLOUGHLIN
102 CHICKERING ROAD, SPENCER, MA 01519

SCALE	AS-NOTED	DATE	REV.	DRAWN BY	BCM	REVIEWED BY	PIG	DATE	MARCH 1, 2021	BY

