



Town of Brewster Planning Board

2198 Main St., Brewster, MA 02631

brewplan@brewster-ma.gov

(508) 896-3701 x1133

PLANNING BOARD MEETING AGENDA

2198 Main Street

April 26, 2023 at 6:30 PM

Planning Board

Madalyn Hillis-
Dineen, Chair

Amanda Bebrin
Vice Chair

Robert Michaels
Clerk

Charlotte Degen

Antone Freitas

Elizabeth Taylor

Alexander
Wentworth

Town Planner
Jonathon Idman

**Senior Department
Assistant**
Lynn St. Cyr

This meeting will be conducted in person at the time and location identified above. This means that at least a quorum of the members of the public body will attend the meeting in person and members of the public are welcome to attend in person as well. As a courtesy only, access to the meeting is also being provided via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or affect remote attendance or participation, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda, which includes an applicant and its representatives, should make plans for in-person vs. virtual attendance accordingly.

Members of the public who wish to access the meeting may do so in the following manner:

Phone: Call (312) 626 6799 or (301) 715-8592. Webinar ID: 841 0778 1002. Passcode: 612505. To request to speak: Press *9 and wait to be recognized.

Zoom Webinar: <https://us02web.zoom.us/j/84107781002?pwd=VTVSV1ExaUNCL253NmNZV21Gdmo4dz09>
Passcode: 612505. To request to speak: Tap Zoom "Raise Hand", then wait to be recognized.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via **Live broadcast** (Brewster Government TV Channel 18), **Livestream** (livestream.brewster-ma.gov), or **Video recording** (tv.brewster-ma.gov).

The Planning Board packet can be found on the Calendar on the Town of Brewster website (www.brewster-ma.gov).

1. Call to Order.
2. Declaration of a Quorum.
3. Meeting Participation Statement.
4. Recording Statement. As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the Chair.
5. Citizen's Forum. Members of the Public are invited to address the Planning Board on matters not on the agenda during this time. The Planning Board asks that a 3-minute maximum comment period be respected by the speaker. In order to avoid any possible interpretation of a violation of the Open Meeting Law, the Planning Board will not provide comment in return to the speaker, however the item may be moved to a future agenda if discussion is deemed warranted.
6. **Major Stormwater Management Permit, Case No. 2023-07:** Applicant/Owner: Whiffletree LLC, through their representative Down Cape Engineering, Inc., has submitted a major stormwater permit application for property located at 0 Whiffletree Avenue and shown on Tax Map 6, Parcel 4, pursuant to Brewster Town Code Chapter 272 and its accompanying Regulations. The Planning Board will consider and potentially vote whether to approve the major stormwater permit.
7. Continued discussion on Planning Board application forms.
8. Approval of Meeting Minutes: April 12, 2023.
9. Committee Reports.
10. For Your Information.
11. Matters Not Reasonably Anticipated by the Chair.
12. Next Meetings: May 10, 2023 and May 24, 2023.
13. Adjournment.

Date Posted:
04/19/23

Date Revised:

Received by Town Clerk:

BREWSTER TOWN CLERK
103 APR 19 2023

MAJOR STORMWATER MANAGEMENT PERMIT
CASE NO. 2023-07

APPLICANT/OWNER: WHIFFLETREE, LLC
PROPERTY: 0 WHIFFLETREE AVENUE



Town of Brewster

2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701 x. 1133

Office of:
Planning Board
Planning Dept.

STAFF REPORT

TO: Planning Board
FROM: Jon Idman, Town Planner
RE: Major Stormwater Permit SWMP23-7
Whiffletree Avenue (Map 6 Parcel 4)
Applicant, Whiffletree LLC
c/o Dan Ojala, PE, PLS, DownCape Engineering, Yarmouthport, MA
DATE: April 14, 2023

Recommendation

The stormwater permit application meets the applicable performance standards and submission requirements set out in the town's Stormwater Management Regulations for issuance and approval of a Major Stormwater Permit.

Approval should be granted subject to the continuing obligations set out in said Regulations, including Sections 5.7, 5.8, 5.9 (Certificates of Compliance), 6.1B (Construction practices), Section 7.2 (Inspections), 8.3 (Recording of stormwater permit and O&M plan) and 8.5 therein.

Major Stormwater Management Permit

This project triggers a Stormwater Permit under Chapter 272 of the Brewster Code (Stormwater Management Bylaw) and according to Section 4 of the Bylaw's supporting regulations, a Major Stormwater Permit is required because the project involves net new impervious surface of 2500 sq ft or greater and alternately, 20,000 sq ft or more of clearing. The underlying project is development of a previously undeveloped vacant property with two, single-family dwellings and appurtenances.

The property is 3+ acres and is bound by Whiffletree Avenue, a private way, on the east and a bordering vegetated wetland on the west. The property slopes from east to west, away from the road. The property is not located in a Zone II or the DCPC. A small part of the western portion of the property is within a special flood hazard zone (Zone AE)/ land subject to coastal storm flowage. The steepest site topography is located within the wetland buffer portion of the property, which is not proposed to be altered or developed.

Because the development project, including the stormwater management system or limit of work, is not located within wetlands jurisdiction, the Planning Board is the stormwater permitting authority. Major Stormwater Permits are subject to review at a public meeting, including for any waivers requested. No waivers have been requested or identified as necessary.

The Applicant has provided the required application materials for a Major Stormwater Permit, including a site plan and Stormwater Management and Hydrologic Report, as set out in Appendix B of the Stormwater Management Regulations.

The site stormwater management approach consists of a number of different systems that work together to treat and recharge stormwater onsite. Roof run-off will be handled separately from site run-off; 1) Roof run-off for each of the dwellings will be managed by separate dry-well systems; 2) the shared, paved driveway will have trench drains; 3) driveway run-off will be hard-piped from the trench drains, and other

site run-off along the north portion of the site will be conveyed by grass channel and grading, to a rain garden in the north portion of the site; 4) there is another rain garden in the south portion of the site to pickup site run-off, conveyed by grass channel and grading, from the south portion of the site. The rain gardens will be planted with native shrubs, have pre-treatment from sediment forebays, and have overflows to subsurface leaching facilities. The rain gardens will intercept and treat any run-off from development upgradient of the wetlands buffer line.

The Stormwater approach meets the applicable standards in the Massachusetts Stormwater Handbook and the Brewster Stormwater Regulations for new development.

- The system was designed under post-development conditions to recharge on-site all peak discharges for the 2, 10, 25 and 100-year storm events.
- As designed, post-development runoff rates are reduced to less than the pre-development conditions including for the 100-year storm.
- The Applicant has provided a corresponding Operations and Maintenance Manual. These post-construction BMPs are consistent with the Major Stormwater Permits performance standards for new construction set out in Section 6.2B and Section 8.2 of the Stormwater Management Regulations. The O&M plan deals with long term maintenance of all post-construction BMPs such as the subsurface recharge systems and raingardens.
- The Applicant has provided construction-period BMPs in an erosion and sedimentation control plan consistent with the performance standards for Major Stormwater Permits set out in Section 6.1B of the Stormwater Management Regulations. Plan elements include straw wattles, erosion control blankets, a gravel construction drive and protection of catch basins or other stormwater facility inlets. Special care has been paid to intercepting and treating run-off and sediment prior to the wetland buffer on-site.
- The system incorporates Low Impact Development-type (LID) stormwater design elements, specifically the rain gardens and grass channels.
- In addition to the MA Handbook stormwater treatment standards, the system meets the TSS and Phosphorus treatment requirements (TSS) set out in the Regulations for new development. The system is designed to hold and treat run-off well in excess of the first inch of stormwater water quality volume for the 100 yr storm from paved areas of the site.
- The Applicant's soil tests on the property, and NRCS mapping, have revealed sandy and well-draining soils.
- There is separation from the bottom of the stormwater leaching facilities and the groundwater table.



Town of Brewster
Code Chapter 272
Stormwater Management Permit
Application Form

FOR TOWN OFFICIAL USE ONLY

TOWN CLERK RECEIVED:

SWM PERMIT NUMBER ASSIGNED:

1. Project Location:

0 WHIFFLETREE AVE., BREWSTER, MA
Street Address

6/4
Assessors Map and Parcel(s)

DEED BOOK 35401 PAGE 149
Deed Reference

2. Applicant:

MICHAEL WALLACE, MANAGER, WHIFFLETREE LLC
Name

14 GROVE ST, FRAMINGHAM, MA 01701
Legal Mailing Address

978-580-9497
Phone Number

m.wallacem@yahoo.com
Email Address

3. Property Owner (if different than Applicant):

(same)
Name

Legal Mailing Address

Phone Number

Email Address

4. Professional Representative:

DANIEL A. QJALA, PE, PLS, DOWN CAPE ENGINEERING, INC.
Name

939 ROUTE 6A, SUITE C, YARMOUTH PORT, MA 02675
Legal Mailing Address

508-362-4541
Phone Number

downcape@downcape.com
Email Address

5. Type of Application (Check as applicable):

Minor Stormwater Permit- Any combination or series of construction or land disturbance activities that, over a two-year period, will result in a net increase in impervious area of 500 sq.ft. to 2,500 sq.ft. and/or will result in land disturbances of 10,000 sq.ft. to 20,000 sq.ft.


Major Stormwater Permit- Any alteration, disturbance, development, or redevelopment that does not meet the eligibility criteria for a Minor Stormwater Permit.

SWM Permit Amendment-
List existing Stormwater Management permit number/ type _____

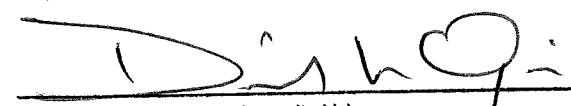
Stormwater Management Certificate of Compliance (SMCC) Request-
List relevant Stormwater Management permit number _____

6. Brief Project Description, including any waiver requests:

7. Signatures:

 _____
Applicant Date 1/23/23

Property Owner (if different than Applicant) Date

 _____
Professional Representative (as applicable) Date 3/1/23
DANIEL A. OJALA PE DCE, INC.

NOTES:

- Please refer to Appendix B of the Stormwater Management Regulations for detailed application submittal and supporting material requirements for Minor and Major Stormwater Management Permits, respectively.
- The application fee schedule is contained in Appendix C of the Regulations.
- Certain activities are exempt from review and permitting (See §272-6 of the Stormwater Management Bylaw).
- If the project is located, in whole or part, within an area subject to state or local wetlands protection law, the review and permitting authority is the Brewster Conservation Commission/ Conservation Department.
- No permit review shall occur nor shall review periods commence until the application is deemed complete.

STORMWATER MANAGEMENT PERMIT APPLICATION

0 Whiffletree Avenue, Brewster, MA

PROJECT OVERVIEW:

The applicant is pleased to submit a stormwater application to develop an existing residential property. The 132,463 s.f. property is currently vacant. Two single family dwellings with a driveway and associated utilities are proposed. The total number of bedrooms on the site will be nine. The new leaching fields will be located greater than 300' to the abutting pond to the west and no Board of Health variances are required as the septic systems meet local and state requirements. The site needs a Major Stormwater Permit as it disturbs over 20,000 s.f.

The Site is bordered on the West by a pond and bordering vegetated wetland. All work will take place outside of the 100' buffer to the BVW. A small section of the rear of the site lies within Land Subject to Coastal Storm Flowage (AE el.13). No work will take place within the flood zone. The site does not lie within Priority and Estimated Habitats in accordance with the NHESP Map dated August 2021.

The site slopes towards the pond and the proposed dwellings will have walkout foundations to help take advantage of the existing topography. The proposed grading and fill will allow for a relatively gentle driveway down the site to the proposed garages. Roof drywells are proposed to capture the roof runoff and trench drains will be installed in the driveway to capture the driveway runoff. The proposed grading will direct the remaining runoff to two proposed rain gardens.

Compliance with the Brewster Stormwater Bylaw Regulations:

To comply with the Brewster Stormwater Regulations, a work limit line of staked silt fence backed by coir logs is proposed downgradient of all proposed work and around the sides of the site. All work limit lines shall remain in place until all construction is completed and areas are planted and stable. Preconstruction activities will include the installation of erosion control fences as shown on the site plans and forming of the bioretention areas to intercept and infiltrate stormwater from the construction site. The site is large and consists of thirty plus feet of pervious material above the pond water elevation, so onsite infiltration is readily available. The underlying material is sand, hydrologic group A with a perc rate of less than two minutes per inch. See soil logs on the detail sheet.

The temporary dumpster locations and stockpile areas to be utilized during construction are shown on the Erosion and Sedimentation Control Plan attached. The site plans also show existing topography, hydrology, and proposed grading and swale creation. Two existing natural vegetation lined swales exist on either side of the lot and will be utilized to remove the required Phosphorous from the stormwater on the site, as vegetation uptake is the most reliable reduction technique. These swales along with driveway trench drains will direct the runoff to two sediment forebays that lead to bioretention areas for added treatment with overflow leaching pits. The driveway and other impervious areas are kept to a minimal width on the large site, and all roof runoff is directed to large drywells around the site for direct infiltration and to reduce flow off the site.

The proposed construction activities will not have a deleterious effect upon any wetland resource area. The silt fence will contain all construction activities. Roof drainage will be mitigated utilizing downspouts to drywells. A 100' buffer to the BVW will be maintained.

All machinery will access the areas of proposed construction through the proposed driveway. A stone construction apron will be installed to reduce silt from leaving the site. A silt fence will be installed downgradient of any proposed work.

The Low Impact Design natural swales and bioretention areas are utilized to reduce the Phosphorous and Nitrogen loads of the impervious surfaces on the site. No additional stormwater is expected to leave the site based on the grading and swales indicated on the drawings.

Compliance with the 10 State Stormwater Standards (in order in bold with explanation in lighter font following the numbered Standards) is as follows:

- 1. No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.**

No new untreated stormwater discharges are proposed.

- 2. Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.**

The sandy soils permit onsite infiltration, as shown by the attached calculations. The development was analyzed under the 100 year, 24 hour storm and the drainage systems as designed, will not increase off-site flooding over existing conditions.

- 3. Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.**

The proposed infiltration systems are sized to adequately infiltrate the required recharge volume and low impact drainage solutions were implemented.

- 4. Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:**

- a. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;**

- b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and**

- c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.**

A long term pollution prevention plan is to be attached, in excess of the correct volumes are captured, and pretreatment is provided per the Handbook, so compliance with #4 is assured.

5. For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

The standard residential development and driveway are not applicable to higher potential pollutant loads per the Handbook, so this standard is "Not Applicable" for this site.

6. Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A "storm water discharge" as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.

The site is not within a Zone I, Zone A, or Zone II

7. A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

This project fully complies with the standards.

8. A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

The plans are to be provided under separate cover.

9. A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

The plan to be attached.

10. All illicit discharges to the stormwater management system are prohibited.

No illicit discharges are allowed or planned related to this site. Additional documentation will be filed per the stormwater instructions.

As shown above and in the following calculations, the proposed site will be compliant with the State Stormwater Management Guidelines.

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

DATE: 4-13-2023

Prepared by: down cape engineering, inc.

939 Route 6a Yarmouthport, MA 02675

Ph. 1-508-362-4541

Fax 1-508-362-9880

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

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1. Owner of Stormwater System and Responsible Party for Operation and Maintenance
2. Overview of Stormwater Management System
3. Source Control Best Management Practices
4. Schedule of Inspection and Maintenance of System
5. Plan of Stormwater BMPs location for maintenance (see attached Site Plans)
6. Estimated operations and maintenance budget
7. Operations and maintenance Log Form
8. Emergency Spill Contingency Plan

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

OWNER OF STORMWATER SYSTEM AND RESPONSIBLE PARTY FOR OPERATIONS AND MAINTENANCE:

OWNER/RESPONSIBLE PARTY:

Whiffletree, LLC
Michael Wallace
14 Grove Street
Framingham, MA
978-580-9497

The responsible party shall:

Operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook, and local Town of Brewster Stormwater Management Regulations, maintain an operation and maintenance log continuously and retain for the latest three (3) consecutive calendar years, of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location), make the maintenance log available to Brewster Stormwater Authority or its designated agents upon request, and allow members and agents of the Brewster Stormwater Authority to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

OVERVIEW OF STORMWATER MANAGEMENT SYSTEM:

The drainage systems specified for the proposed development area have been designed in accordance with Town of Brewster Stormwater Management Regulation. The system has been designed to fully comply with the Stormwater Management Guidelines.

The system utilizes trench drains and grass lines swales that lead to sediment forebays which flow to rain gardens with overflow leaching pits. The roof areas are directed to subsurface infiltration pits. The proposed use is a typical residential driveway lot and is not a “Land Use with Higher Potential Pollutant Load” per the State Stormwater Management Guidelines, and onsite infiltration of the full design storm is utilized for the proposed hardscaped areas. The underlying material is sand, hydrologic group A under the guidelines.

During construction the installation of silt controls near the down gradient border will provide protection. The erosion control fence is to be inspected after every rain event and is to be maintained until the site is stabilized. The systems are designed to contain and infiltrate the design storm event onsite.

Best Management Practices incorporated in the project are as follows:

- | | |
|---------------------------------------|-------------------|
| -Infiltration Trenches/Pit | (80% TSS Removal) |
| -Sediment forebay | (25% TSS Removal) |
| -Rain Gardens / Bioinfiltration areas | (90% TSS Removal) |
| -Street Sweeping as required | (required BMP) |

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

SCHEDULE OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM:

SCHEDULE OF INSPECTION AND MAINTENANCE:

The stormwater management system proposed for the site requires regular inspection and maintenance to ensure proper operation and effectiveness.

1. It is recommended that the stormwater system proposed for the site be inspected annually, and sediment removed from the trench drains, sediment forebays and gutters as required, generally once per year for the gutter and trench drains and four times per year for the forebays. The inspection should involve physical inspection of the trench drains, gutters, and forebays for sediment buildup and inspecting the leaching pits for solids carryover. If significant solids are found in the trench drains, gutters, forebays, or infiltration pits, they shall be cleaned, and the sediment disposed of offsite in compliance with all local, state, and federal regulations. If slow infiltration is noted during storm events, the infiltration pits should be repaired or rebuilt as necessary to restore function. If standing water is observed in the bottom of the bioinfiltration areas, any sediment shall be removed, and the bottom scarified to increase infiltration as needed to prevent standing water more than 72 hours after a rain event.
2. Grass in infiltration areas should be mowed once annually, aerate/till and re-seed if water is standing more than 72 hours after a rain event.
3. The driveway areas shall be swept free of sand when necessary and kept free of any debris.

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

SOURCE CONTROL BEST MANAGEMENT PRACTICES:

1. The pavement should be swept when necessary to remove accumulated debris.
2. No illicit discharges of any type are allowed into the storm water drainage system or septic system. Owners of the dwellings should be instructed in proper disposal of any cleaning materials, paints, chemicals, or other potentially harmful substances utilized on or about the property.
3. Good housekeeping procedures shall be used to reduce sources of sediment, phosphorus, nitrogen and other contaminants in stormwater runoff. These shall include:
 - (a) Wash vehicles at offsite commercial car washes or on lawns or pervious areas using biodegradable and phosphate free detergent (washing of vehicles onsite is discouraged in general, however).
 - (b) Removal of sediment, leaf litter and other organic debris from impervious surfaces a minimum of twice a year in the spring (after snowmelt) and fall (after leaf fall)
 - (c) Removal of sediment/debris from trench drain and gutters a minimum of once a year
 - (d) Restrictions on the application of fertilizers, including:
 - i. Fertilizer shall not be applied during or immediately prior to heavy rainfall, such as but not limited to thunderstorms, hurricanes, or northeastern storms, or when the soil is saturated due to intense or extended rainfall;
 - ii. Fertilizer shall not be applied between November 12 and the following March 31;
 - iii. Fertilizer shall not be applied, spilled or deposited on impervious surfaces or in a manner that allows it to enter into storm drains;
 - iv. Fertilizer shall not be applied within 100 feet of any surface water or within the Zone I of a public drinking water well;
 - v. Fertilizer containing phosphorus shall not be applied unless a soil test taken not more than three years before the proposed fertilizer application indicates that additional phosphorus is needed for growth of that turf, or unless establishing new turf or reestablishing or repairing turf after substantial damage or land disturbance;

- vi. A single application of fertilizer that contains nitrogen shall not exceed 1.0 pound of nitrogen per 1,000 square feet, shall consist of at least 20% slow-release nitrogen (SRN) fertilizer (NOTE: This represents the minimum percentage: use of higher SRN content is generally preferable, especially on sandy root zones, during stress and pre-stress periods, and when there are fewer annual applications of nitrogen made to a lawn) and the annual rate shall not exceed 3.2 pounds of actual nitrogen per thousand square feet. Single applications shall be done at intervals of no less than four weeks until the annual maximum is reached;
- vii. Grass clippings, leaves, or any other vegetative debris shall not be deposited into or within 50 feet of water bodies, retention and detention areas, drainage ditches or stormwater drains, or onto impervious surfaces, such as, but not limited to, roadways and sidewalks, except during scheduled clean- up programs.

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

EMERGENCY SPILL CONTIGENCY PLAN:

1. The owner of the facility shall have a designated person with overall responsibility for spill response.
2. A summary of this plan shall be posted in a prominent location in the building. The Summary shall identify the phone numbers of regulatory agencies and individuals to be contacted in the event of a spill.
3. In the event of a spill, the following shall be notified: (emergencies dial 911)
 - a) Brewster Fire Department 1-508-896-7018
(For a gasoline or hazardous materials spill)
 - b) Department of Environmental Protection
Emergency Response 1-508-946-2850
 - c) Brewster Water Department 1-508-896-5454
 - d) Brewster Board of Health 1-508-896-3701
4. Notification of authorities for the cleanup of spills shall be done immediately upon discovery of a spill, except for minor spills inside the building which can be managed by onsite personnel. Any release to the environment must be reported immediately.

STORMWATER OPERATIONS AND MAINTENANCE PLAN:

#0 Whiffletree Avenue, Brewster, MA

**ESTIMATED OPERATIONS AND MAINTENANCE
BUDGET:**

**Inspections: Inspection of drainage system 2 times per year:
Visual inspection, probe sediment depth, review for signs of drainage issues, ...Est.
\$150/visit = \$300/year.**

**Trench drain and gutter cleaning: 1 time per year or when sediment buildup is
apparent - \$150/year.**

Forebay cleaning: four times per year - \$400/year

Street Sweeping: as needed - Est. \$600/visit.

INSPECTION AND MAINTENANCE LOG FORM-
Long Term Pollution Prevention and Erosion and Sedimentation Control

Project Name: #0 Whiffletree Avenue, Brewster, MA

Owner: Whiffletree, LLC

Contractor:

Date Description of Inspection or Maintenance Person Comments
(Sweep road, apron maintenance, silt fence, etc.)



down cape engineering, inc.

CIVIL ENGINEERS & LAND SURVEYORS

939 MAIN ST / ROUTE 6A YARMOUTHPORT, MA 02675

(508) 362-4541 FAX (508) 362-9880

DRAINAGE CALCULATIONS:

0 Whiffletree Avenue
Proposed Dwellings
Brewster, MA

DATE: 4-6-2023

PREPARED FOR: Whiffletree, LLC



D. Ojala
4-6-23

Prepared for: 0 Whiffletree Avenue, Whiffletree LLC

4-6-23 DRAINAGE SUMMARY-

DESIGN EVENT: 25/100 YEAR STORM EVENT

The drainage systems specified for the proposed two residential homes with a paved shared driveway at the above referenced site has been designed in accordance with Town of Brewster Subdivision Rules and Regulations based on the Subdivision Rules and Regulations TR55/HydroCAD method drainage analysis, and fully complies with the local regulations and State Stormwater Management Guidelines.

The drive has cape cod berms and pitch which moves runoff to a sediment forebay leading to a rain garden with overflow to a 1,000 gallon leaching pit set in clean sand found by the soil testing. The building roofs are connected to drywells located adjacent the buildings. The remaining vegetated areas are pitched to the downgradient forebays and rain gardens with intercept and infiltrate runoff prior to it entering the 100' setback to adjacent wetland. The underlying material is sand, hydraulic group A, see test holes on the site plan

The rainfall event was a 100 year return frequency Type III Storm.

The Hydrocad drainage calculations and drainage area sketch plans are attached for reference. The highest levels reached during the storm are below the top infiltration structures, indicating an adequate design for the design storms.

Based on the attached drainage calculations the proposed system is adequate for the proposed use on the site. Note the majority of a 100 year storm flowing over the pervious areas of the site will be infiltrated onsite, and all impervious surfaces will be infiltrated onsite exceeding the state standards of no more offsite flow under developed conditions than existing conditions.

SUMMARY:

USE THE PROPOSED TRENCH DRAINS LEADING TO SEDIMENT FOREBAYS AND RAIN GARDENS WHICH OVERFLOW TO SUBSURFACE INFILTRATION SYSTEM, AS SHOWN ON THE SITE PLANS BY DOWN CAPE ENGINEERING, INC.

Prepared by:



Daniel A. Ojala PLS, PE
Down Cape Engineering, Inc.

4-6-23

date



STORMWATER MANAGEMENT PERMIT APPLICATION

0 Whiffletree Avenue, Brewster, MA

PROJECT OVERVIEW:

The applicant is pleased to submit a stormwater application to develop an existing residential property. The 132,463 s.f. property is currently vacant. Two single family dwellings with a driveway and associated utilities are proposed. The total number of bedrooms on the site will be nine. The new leaching fields will be located greater than 300' to the abutting pond to the west and no Board of Health variances are required as the septic systems meet local and state requirements. The site needs a Major Stormwater Permit as it disturbs over 20,000 s.f.

The Site is bordered on the West by a pond and bordering vegetated wetland. All work will take place outside of the 100' buffer to the BVW. A small section of the rear of the site lies within Land Subject to Coastal Storm Flowage (AE el.13). No work will take place within the flood zone. The site does not lie within Priority and Estimated Habitats in accordance with the NHESP Map dated August 2021.

The site slopes towards the pond and the proposed dwellings will have walkout foundations to help take advantage of the existing topography. The proposed grading and fill will allow for a relatively gentle driveway down the site to the proposed garages. Roof drywells are proposed to capture the roof runoff and trench drains will be installed in the driveway to capture the driveway runoff. The proposed grading will direct the remaining runoff to two proposed rain gardens.

Compliance with the Brewster Stormwater Bylaw Regulations:

To comply with the Brewster Stormwater Regulations, a work limit line of staked silt fence backed by coir logs is proposed downgradient of all proposed work and around the sides of the site. All work limit lines shall remain in place until all construction is completed and areas are planted and stable. Preconstruction activities will include the installation of erosion control fences as shown on the site plans and forming of the bioretention areas to intercept and infiltrate stormwater from the construction site. The site is large and consists of thirty plus feet of pervious material above the pond water elevation, so onsite infiltration is readily available. The underlying material is sand, hydrologic group A with a perc rate of less than two minutes per inch. See soil logs on the detail sheet.

The temporary dumpster locations and stockpile areas to be utilized during construction are shown on the Erosion and Sedimentation Control Plan attached. The site plans also show existing topography, hydrology, and proposed grading and swale creation. Two existing natural vegetation lined swales exist on either side of the lot and will be utilized to remove the required Phosphorous from the stormwater on the site, as vegetation uptake is the most reliable reduction technique. These swales along with driveway trench drains will direct the runoff to two sediment forebays that lead to bioretention areas for added treatment with overflow leaching pits. The driveway and other impervious areas are kept to a minimal width on the large site, and all roof runoff is directed to large drywells around the site for direct infiltration and to reduce flow off the site.

The proposed construction activities will not have a deleterious effect upon any wetland resource area. The silt fence will contain all construction activities. Roof drainage will be mitigated utilizing downspouts to drywells. A 100' buffer to the BVW will be maintained.

All machinery will access the areas of proposed construction through the proposed driveway. A stone construction apron will be installed to reduce silt from leaving the site. A silt fence will be installed downgradient of any proposed work.

The Low Impact Design natural swales and bioretention areas are utilized to reduce the Phosphorous and Nitrogen loads of the impervious surfaces on the site. No additional stormwater is expected to leave the site based on the grading and swales indicated on the drawings.

Compliance with the 10 State Stormwater Standards (in order in bold with explanation in lighter font following the numbered Standards) is as follows:

- 1. No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.**

No new untreated stormwater discharges are proposed.

- 2. Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.**

The sandy soils permit onsite infiltration, as shown by the attached calculations. The development was analyzed under the 100 year, 24 hour storm and the drainage systems as designed, will not increase off-site flooding over existing conditions.

- 3. Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.**

The proposed infiltration systems are sized to adequately infiltrate the required recharge volume and low impact drainage solutions were implemented.

- 4. Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:**

- a. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;**

- b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and**

- c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.**

A long term pollution prevention plan is to be attached, in excess of the correct volumes are captured, and pretreatment is provided per the Handbook, so compliance with #4 is assured.

5. For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

The standard residential development and driveway are not applicable to higher potential pollutant loads per the Handbook, so this standard is "Not Applicable" for this site.

6. Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A "storm water discharge" as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.

The site is not within a Zone I, Zone A, or Zone II

7. A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

This project fully complies with the standards.

8. A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

The plans are to be provided under separate cover.

9. A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

The plan to be attached.

10. All illicit discharges to the stormwater management system are prohibited.

No illicit discharges are allowed or planned related to this site. Additional documentation will be filed per the stormwater instructions.

As shown above and in the following calculations, the proposed site will be compliant with the State Stormwater Management Guidelines.

Jonathon Idman

From: Danny Gonsalves <dgonsalves@downcape.com>
Sent: Thursday, April 13, 2023 3:02 PM
To: Jonathon Idman
Cc: Daniel A. Ojala, PE PLS; Priscilla Leclerc
Subject: RE: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster
Attachments: 22-377Whiffletree Revised Stormwater O+M 4-13-23.pdf

Jon,

1. The driveway runoff is collected by the trench drains that flow to underground piping which then dumps the runoff into the forebays. There are grass lined swales shown by the proposed grading that direct the majority of the runoff from the landscaped/natural areas to the forebays.

2. Yes the north forebay/rain garden is sized to store the first inch of rain from the driveway runoff. They have a storage capacity of 760+ cubic feet before they overflow to the catch basin. 1 inch of rain over the 6000 s.f. driveway would only require 500 cubic feet.

3. The NRCS websoil survey lists the soil as Plymouth loamy course sand.

4. We typically spec bayberry and winterberry plans for rain garden areas. Let me know if you need a planting schedule addendum.

1a. The edge of the pond is at elevation 9 and the bottom of our lowest leaching pit is at elevation 16.5, so we have more than the required 2' separation.

2a. Attached is a revised Stormwater O+M based on your comments. Let me know if you want us to drop off hard copies of that.

3a. The line with the "d" stands for actual drainage piping. See #1 above.

Please let me know if you have any additional questions.

Thanks,

Danny E. Gonsalves, PE
Professional Engineer
Down Cape Engineering, Inc.
Tel: 508-362-4541
Fax: 508-362-9880

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-----Original Message-----

From: Jonathon Idman <jldman@brewster-ma.gov>
Sent: Thursday, April 13, 2023 12:28 PM
To: Danny Gonsalves <dgonsalves@downcape.com>

Subject: RE: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster

Danny,

A few other questions/ comments.

- 1) Soil logs provided show no groundwater observed down to at least el 28. Is there sufficient free board for the leaching facilities connected to the bioretention? It looks like the bottom of the leaching facilities would be around el 15?
- 2) As the O&M manual is to be recorded along with the stormwater permit, please revise and resubmit. The manual shouldn't refer to DEP or the conscom but to the "Brewster Stormwater Authority or its Designated Agents." Reference to "Brewster Subdivision Rules and Regulations" should also be deleted and replaced with "Brewster Stormwater Management Regulations." Finally "Schedule of Inspection and Maintenance," paragraph 1, second to last line states in part "...any fines shall be removed..." I don't know what 'fines' means?
- 3) I also figured out how the drainage would be conveyed from the driveway trench drains to the forebay/ bioretention ("D"). Does "D" just represent a drainage path/ grass channel or is it actual piping? I assume the former.

Thank you, Jon Idman

Jonathon D. Idman
Brewster Town Planner
(508) 896-3701 x. 1150

-----Original Message-----

From: Jonathon Idman
Sent: Wednesday, April 12, 2023 5:55 PM
To: Danny Gonsalves <dgonsalves@downcape.com>
Subject: RE: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster

Thanks for dropping this off Danny: we don't need a new check.

A few comments:

1. I don't see the grass channel location denoted on the site plan. I assume that the grass channel is what is supposed to convey site run-off (but more importantly the driveway run-off) to the forebay pre-treatment, then to the rain garden, etc. in the north part of the site.
2. Is the north forebay/ rain-garden sized to store the 1st inch of run-off from the driveway? Under the Brewster regs, this is the primary way to evidence TSS/ TP treatment for new construction. I understand that the MA handbook is a bit different and you can largely rely on O&M in the Handbook to meet treatment reqs.
3. I also assume NRCS has the soil type on-site as Plymouth or the like?
4. Are you going to provide a plant list for the rain garden?

Jonathon D. Idman
Brewster Town Planner
(508) 896-3701 x. 1150

-----Original Message-----

From: Danny Gonsalves <dgonsalves@downcape.com>
Sent: Wednesday, April 12, 2023 3:20 PM
To: Daniel A. Ojala, PE PLS <downcape@downcape.com>; Jonathon Idman <jldman@brewster-ma.gov>
Cc: Priscilla Leclerc <priscilla@downcape.com>
Subject: RE: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster

Jon,

Revised plans, drainage calculations, and application attached. Will you need a new check?

We will drop off hard copies of everything tomorrow.

Thanks,

Danny E. Gonsalves, PE
Professional Engineer
Down Cape Engineering, Inc.
Tel: 508-362-4541
Fax: 508-362-9880

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-----Original Message-----

From: Daniel A. Ojala, PE PLS <downcape@downcape.com>
Sent: Wednesday, April 12, 2023 3:02 PM
To: Jonathon Idman <jldman@brewster-ma.gov>
Cc: Danny Gonsalves <dgonsalves@downcape.com>
Subject: RE: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster

Hi, Jon:

Bringing over updated plan now with forebays and vegetated rain gardens with overflow leaching, will include below language.

Thanks,

Daniel A. Ojala PE, PLS
down cape engineering, inc.
939 Main St. Yarmouthport, MA
1-508-362-4541 x106
1-508-362-9880 fax
downcape@downcape.com

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-----Original Message-----

From: Jonathon Idman <jldman@brewster-ma.gov>
Sent: Friday, March 24, 2023 12:14 PM
To: Daniel A. Ojala, PE PLS <downcape@downcape.com>
Subject: RE: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster

Hi Dan,

Do you have any update on this?

Thank you, Jon

Jonathon D. Idman
Brewster Town Planner
(508) 896-3701 x. 1150

-----Original Message-----

From: Jonathon Idman
Sent: Thursday, March 2, 2023 10:28 AM
To: downcape@downcape.com
Subject: RE: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster

Hi Dan,

Good to speak with you yesterday.

At a minimum, stormwater systems subject to Brewster Stormwater permitting have to meet the MA Stormwater standards.

As we discussed, one of the unique features of the Brewster Stormwater Management Bylaw and Regulations, and how it differs from the MA Handbook and Standards, is increased treatment requirements. I've attached a copy of Brewster's Regulations; the treatment requirements appear in Section 6.2B. I imagine that the biggest change to the Whiffletree application to meet the treatment reqs would be to provide a separate 'system' from the roof run-off with treatment for the driveway catchment area prior to recharge or infiltration, with some sort of vegetated structural BMP. Given the downgradient wetland areas and sheetflow associated with landscape areas, I think the raingardens as currently proposed are still good ideas, in addition to treatment for the driveway areas.

Also, I'm sure it's reflected in the hydrocad report but it would help to state expressly in the narrative in the application re: MA Stormwater Standard 2, as required under the MA Handbook, that the site development was analyzed under the 100 yr, 24 hr storm and, with the stormwater systems as designed, will not result in increased off-site flooding (volume). The current language you have in the application, consistent with the MA Handbook, deals with meeting peak discharge rates under the 10 yr, 24 hr storm.

Please let me know when you expect to have these supplements so we know when to post/ schedule the pl bd mtg to consider the application.

Jonathon D. Idman
Brewster Town Planner
(508) 896-3701 x. 1150

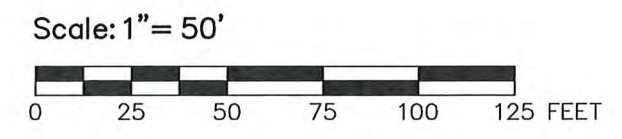
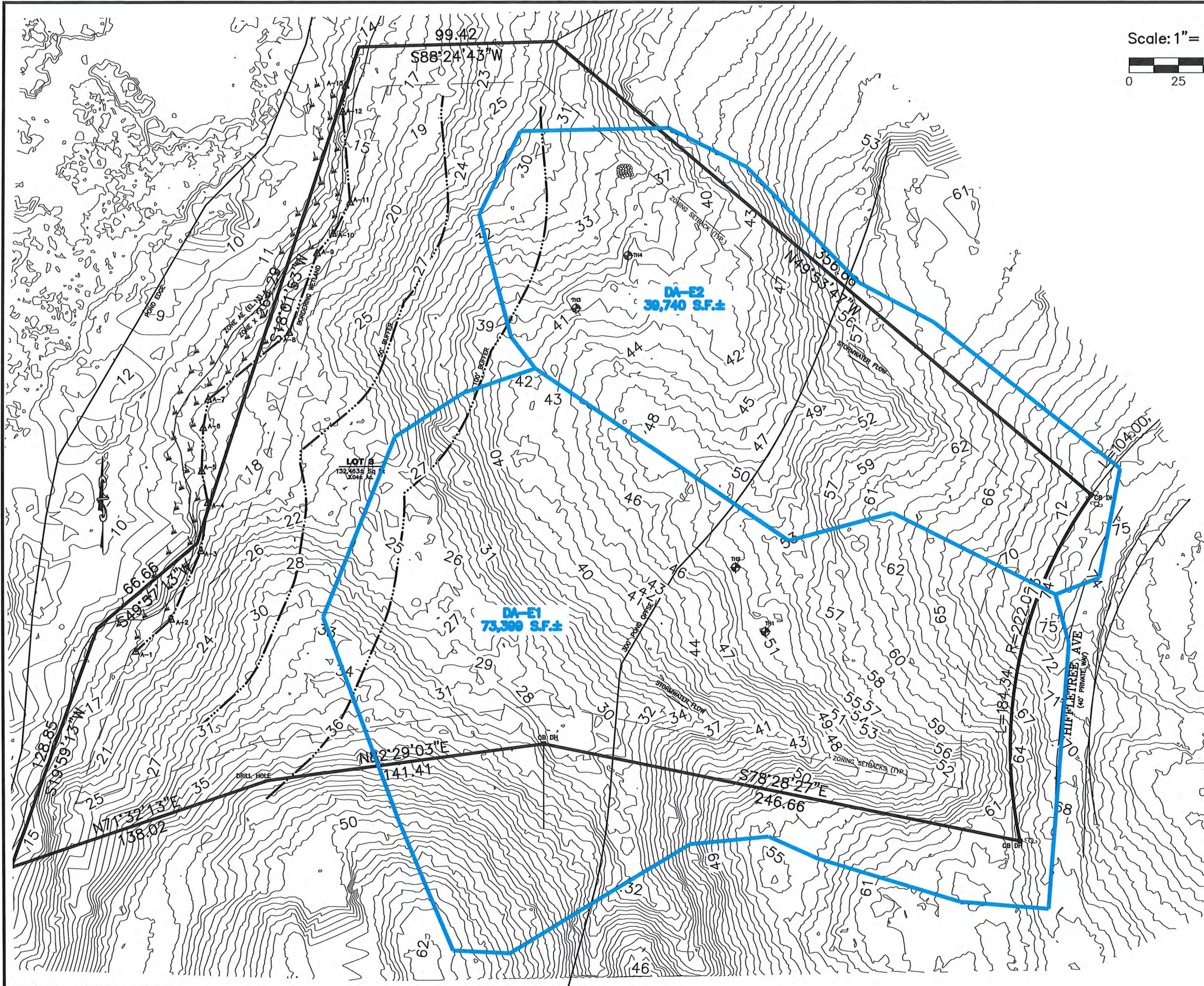
-----Original Message-----

From: Priscilla Leclerc <priscilla@downcape.com>
Sent: Wednesday, March 1, 2023 3:25 PM

To: Jonathon Idman <jldman@brewster-ma.gov>; Lynn St. Cyr <lstcyr@brewster-ma.gov>
Cc: Daniel A. Ojala, PE PLS <downcape@downcape.com>; Danny Gonsalves <dgonsalves@downcape.com>;
mwallacem@yahoo.com; Craig Ferrari <craig@downcape.com>; Heatherlee Vermette <heatherlee@downcape.com>;
Heather Marie Cornell <hcornell@downcape.com>
Subject: Whiffletree LLC Stormwater Application, 0 Whiffletree Avenue, Brewster

Hello Jon and Lynn,
Attached is the Stormwater Application, Site Plan Set, and the Stormwater Report for Whiffletree LLC, 0 Whiffletree Ave., Brewster.
The paper version will be delivered shortly.
Regards,

Priscilla Leclerc
Down Cape Engineering, Inc.
939 Route 6A
Yarmouth Port, MA 02675
508-362-4541
priscilla@downcape.com



**EXISTING
DRAINAGE AREA
SKETCH PLAN**

**0 WHIFFLETREE AVENUE
BREWSTER, MA**

PREPARED FOR
WHIFFLETREE LLC

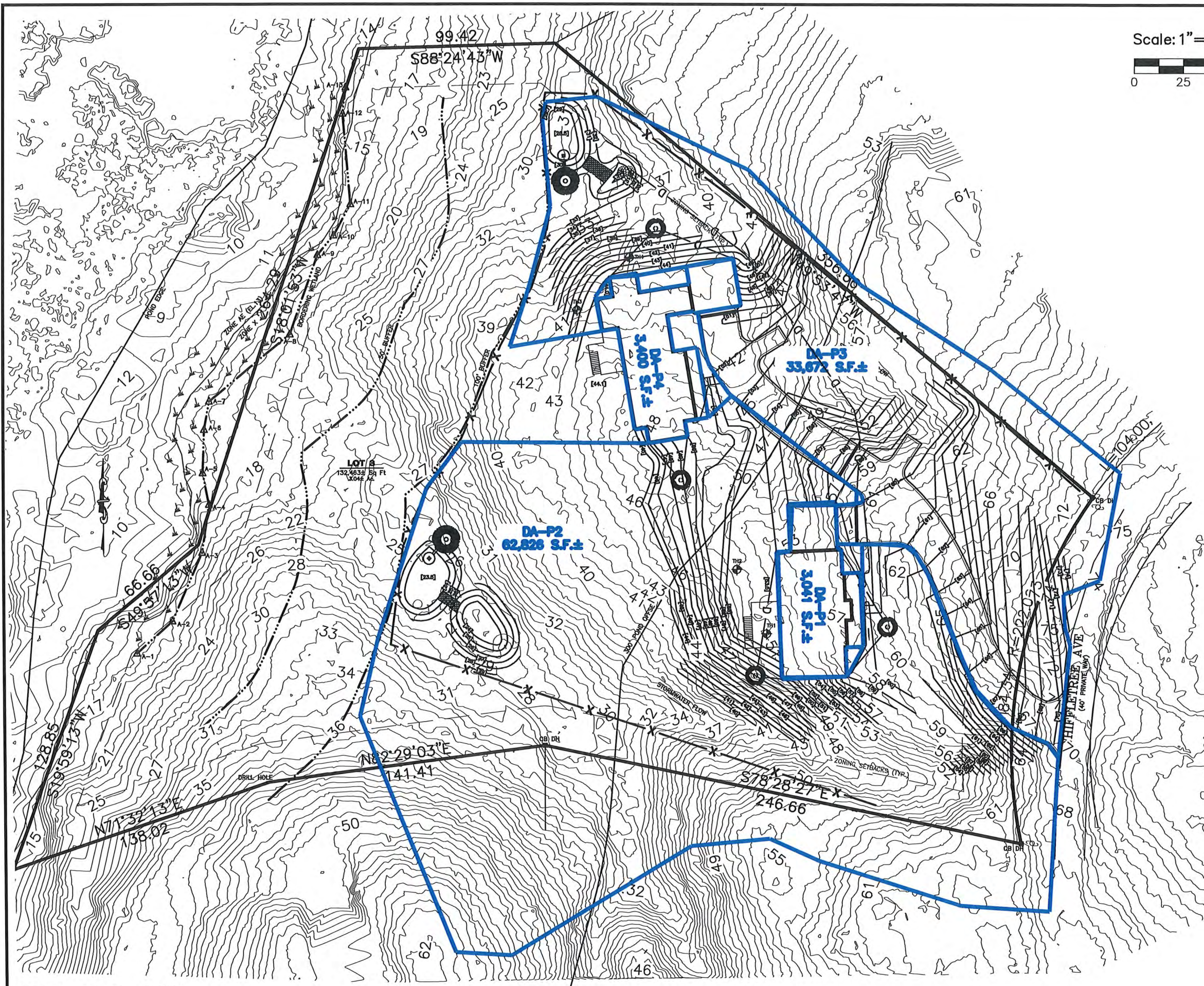
DATE: FEBRUARY 27, 2023

off 508-362-4541
fax 508-362-9880
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down cape engineering, inc.
civil engineers
land surveyors

939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

DCE #22-377



Scale: 1" = 50'



PROPOSED DRAINAGE AREA SKETCH PLAN

0 WHIFFLETREE AVENUE
BREWSTER, MA

PREPARED FOR

WHIFFLETREE LLC

DATE: FEBRUARY 27, 2023
DATE: APRIL 6, 2023 (DRAINAGE)



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fax 508-362-9880
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civil engineers
land surveyors

939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

DCE #22-377

RAIN GARDEN PLANTING SCHEDULE			
SYMBOL	PLANT NAME	SIZE	QUANT.
	WINTERBERRY <i>ILEX VERTICILLATA</i>	#3	9
	NORTHERN BAYBERRY <i>MYRICA PENNSYLVANICA</i>	#3	5

- NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

TOP OF ROOTBALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE

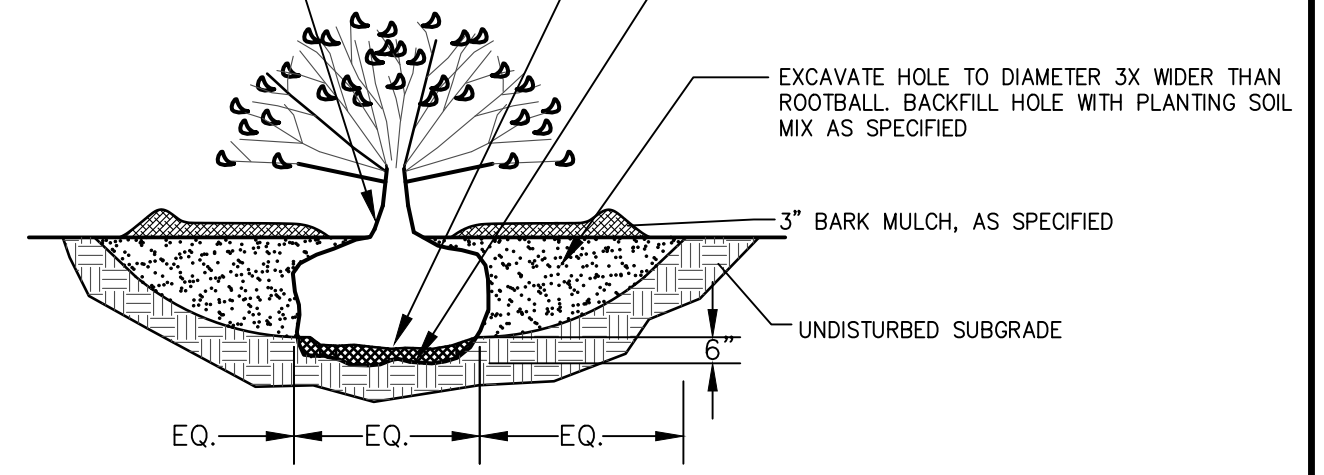
PLACE BALL ON SUBSOIL. REMOVE AND DISCARD BURLAP EXCEPT UNDER BALL. REMOVE ALL SYNTHETIC SOIL WRAPPING MATERIALS (TREATED BURLAP, NYLON TWINE, WIRE BASKETS, ETC.) AND DISCARD

EXCAVATE SUBSOIL AS REQUIRED TO PLACE ROOTBALL TO PROPER ELEVATION. PLACE ROOTBALL DIRECTLY ON SUBSOIL

EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL HOLE WITH PLANTING SOIL MIX AS SPECIFIED

3" BARK MULCH, AS SPECIFIED

UNDISTURBED SUBGRADE




SHRUB PLANTING
NOT TO SCALE

**PROPOSED
RAIN GARDEN
PLANTING DETAIL**

**0 WHIFFLETREE AVENUE
BREWSTER, MA**

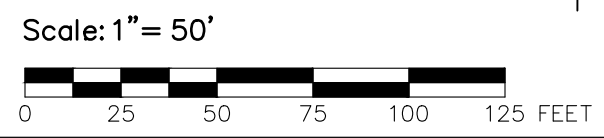
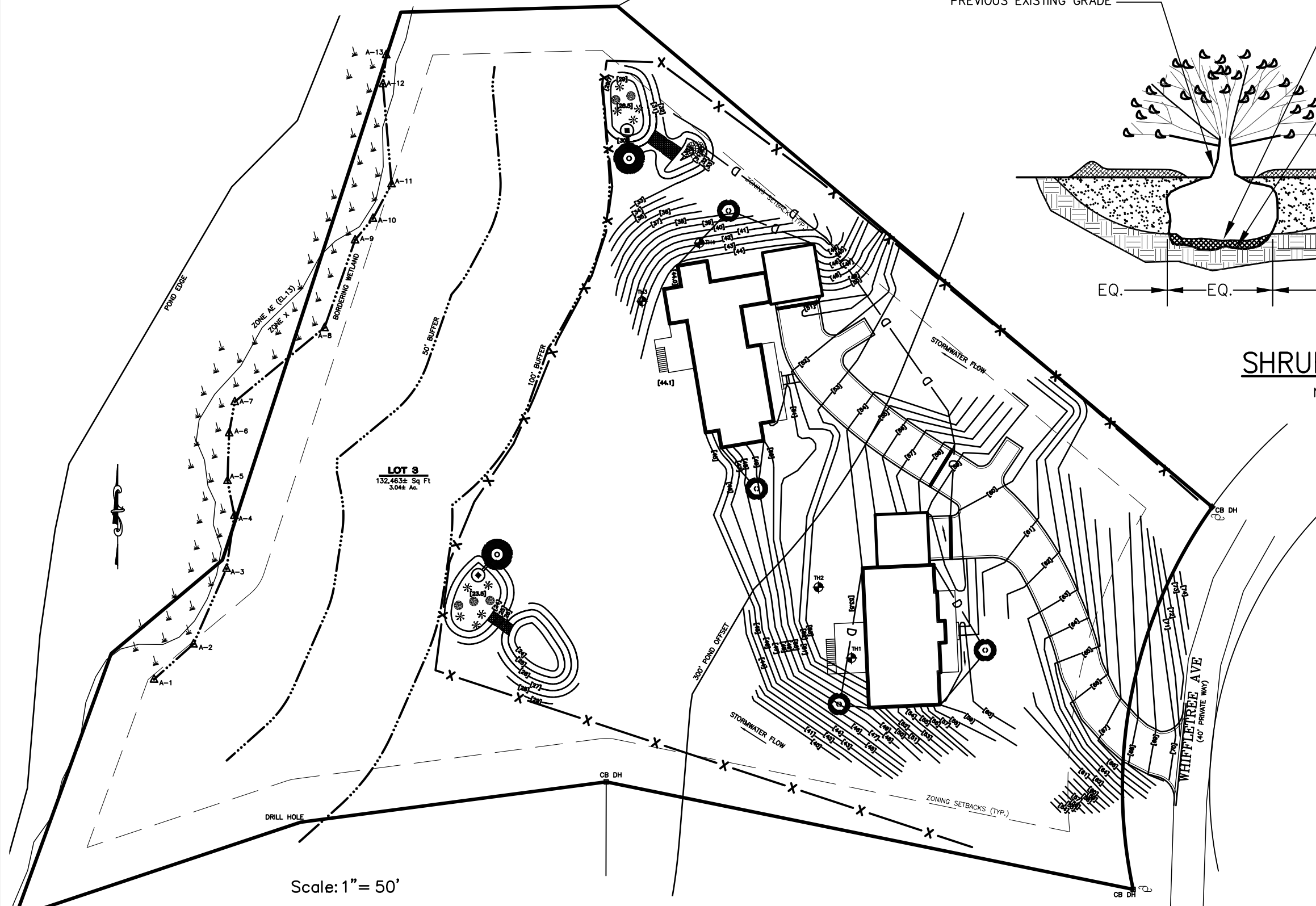
PREPARED FOR
WHIFFLETREE LLC

DATE: APRIL 13, 2023

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fax 508-362-9880
downcape.com ©

down cape engineering, inc.
civil engineers
land surveyors

939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675



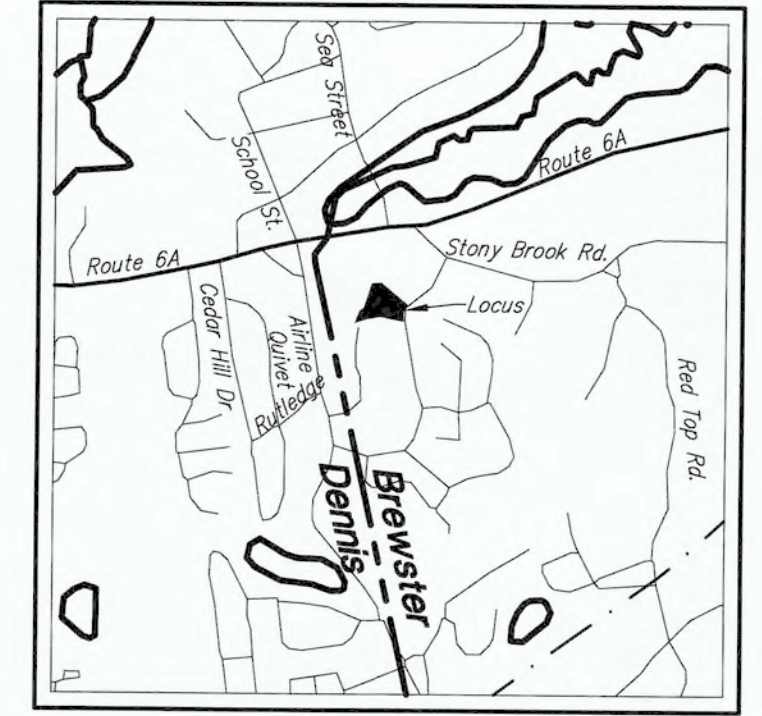
DCE #22-377

LEGEND

- 99 — EXISTING CONTOUR
 - X 99.7 EXIST. SPOT ELEV.
 - [99] PROPOSED CONTOUR
 - [98.4] PROPOSED SPOT EL.
 - TH1 TEST HOLE
 - CATCH BASIN
 - UTILITY POLE
 - FIRE HYDRANT
 - TREE
 - LIGHT
 - WATER SHUTOFF
 - GUY WIRE
 - SIGN
 - W WATER LINE
 - G GAS LINE
 - OHE OVERHEAD ELECTRIC
- NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

EXISTING CONDITIONS
SITE PLAN
OF
**0 WHIFFLETREE AVE
BREWSTER, MA**
PREPARED FOR
**MICHAEL WALLACE
WHIFFLETREE LLC**

DATE: FEBRUARY 27, 2023
REV: APRIL 6, 2023 (DRAINAGE)



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 6 PARCEL 4

LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL. 13)
AND ZONE X (AREA OF MINIMAL FLOOD HAZARD)
AS SHOWN ON COMMUNITY PANEL #25001C0582J
DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICT: RM DISTRICT

MIN. LOT SIZE	60,000 S.F.
MIN. LOT FRONTAGE	150'
MIN. FRONT SETBACK	40'
MIN. SIDE SETBACK	25'
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	30'

OWNER OF RECORD

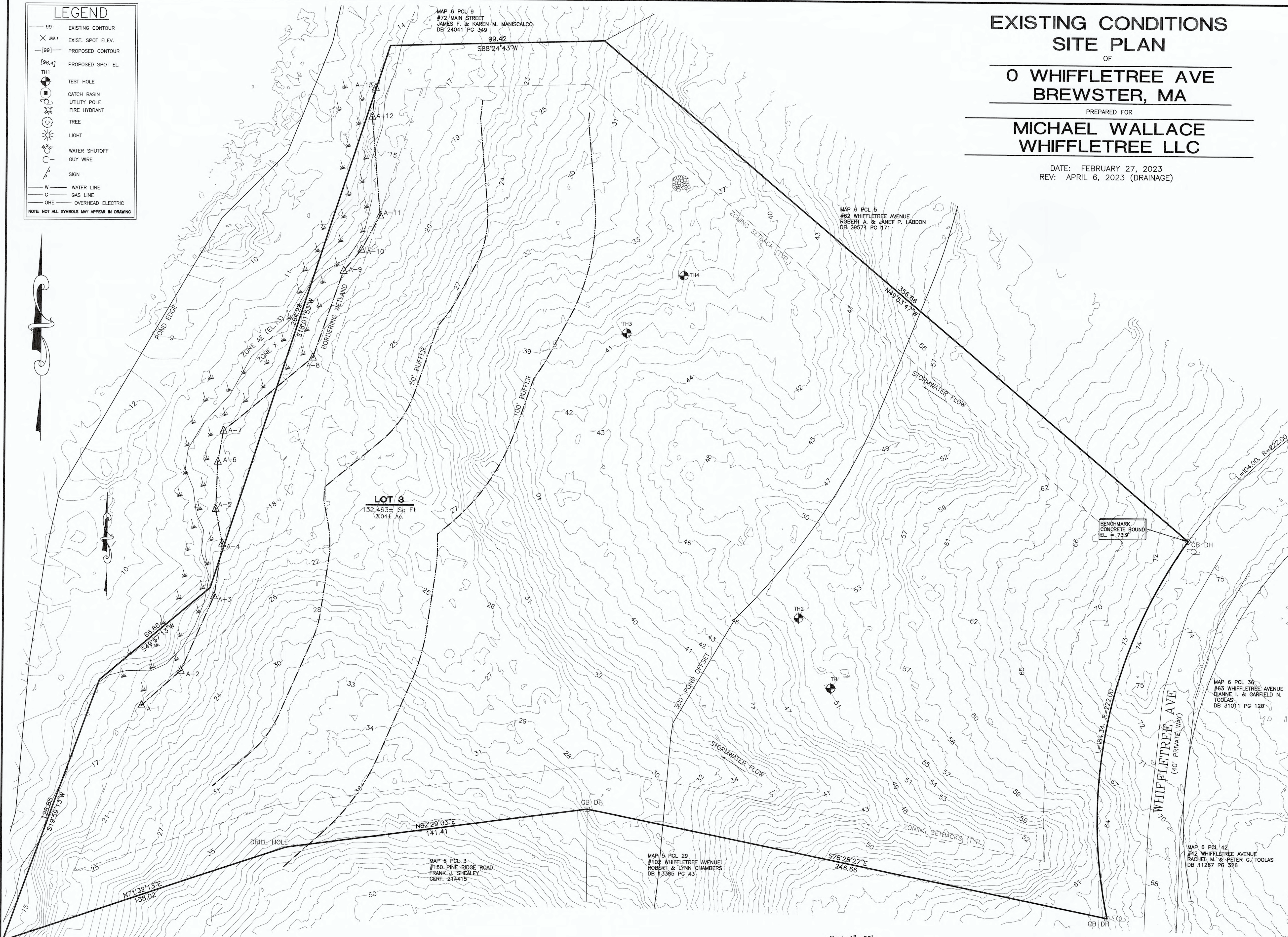
WHIFFLETREE LLC
14 GROVE STREET
FRAMINGHAM, MA 01701

REFERENCES

DEED BOOK 35401 PAGE 149
PLAN BOOK 128 PAGE 19

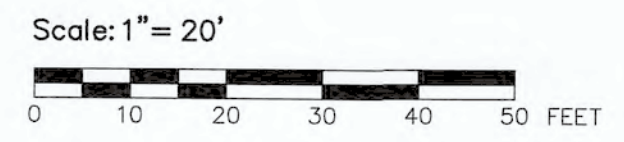
NOTES

1. DATUM IS NAVD83
2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. WETLAND FLAGS PER RYDER AND WILCOX, INC.
5. SURVEY COMPLETED BY DOWN CAPE ENGINEERING INC. ON 12/8/2022.



DATE: 4-6-23
DANIEL A. OJALA, P.E., P.L.S.

off 508-362-4541
fax 508-362-9880
downcape.com
down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

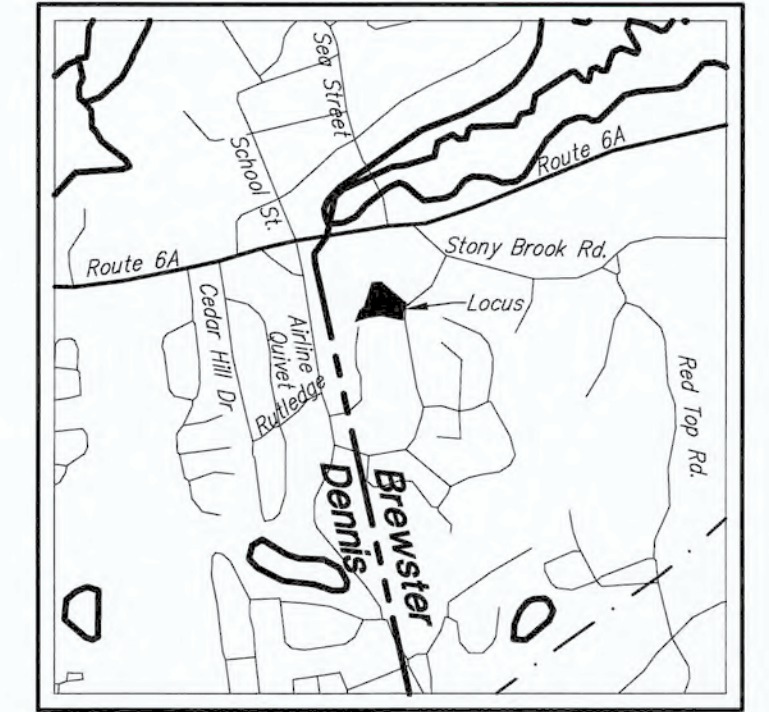


LEGEND

- 99 - EXISTING CONTOUR
 - X 99.1 EXIST. SPOT ELEV.
 - [99] PROPOSED CONTOUR
 - [98.4] PROPOSED SPOT EL.
 - TH1 TEST HOLE
 - CATCH BASIN
 - UTILITY POLE
 - FIRE HYDRANT
 - TREE
 - LIGHT
 - WATER SHUTOFF
 - CLY WIRE
 - SIGN
 - W WATER LINE
 - G GAS LINE
 - OHE OVERHEAD ELECTRIC
- NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

**PROPOSED CONDITIONS
SITE PLAN**
OF
**0 WHIFFLETREE AVE
BREWSTER, MA**
PREPARED FOR
**MICHAEL WALLACE
WHIFFLETREE LLC**

DATE: FEBRUARY 27, 2023
REV: APRIL 6, 2023 (DRAINAGE)



LOCUS MAP

SCALE 1"=2000'±
ASSESSORS MAP 6 PARCEL 4
LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL. 13) AND ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL #25001C0582J DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICT: RM DISTRICT
MIN. LOT SIZE 60,000 S.F.
MIN. LOT FRONTAGE 150'
MIN. FRONT SETBACK 40'
MIN. SIDE SETBACK 25'
MIN. REAR SETBACK 25'
MAX. BUILDING HEIGHT 30'

OWNER OF RECORD

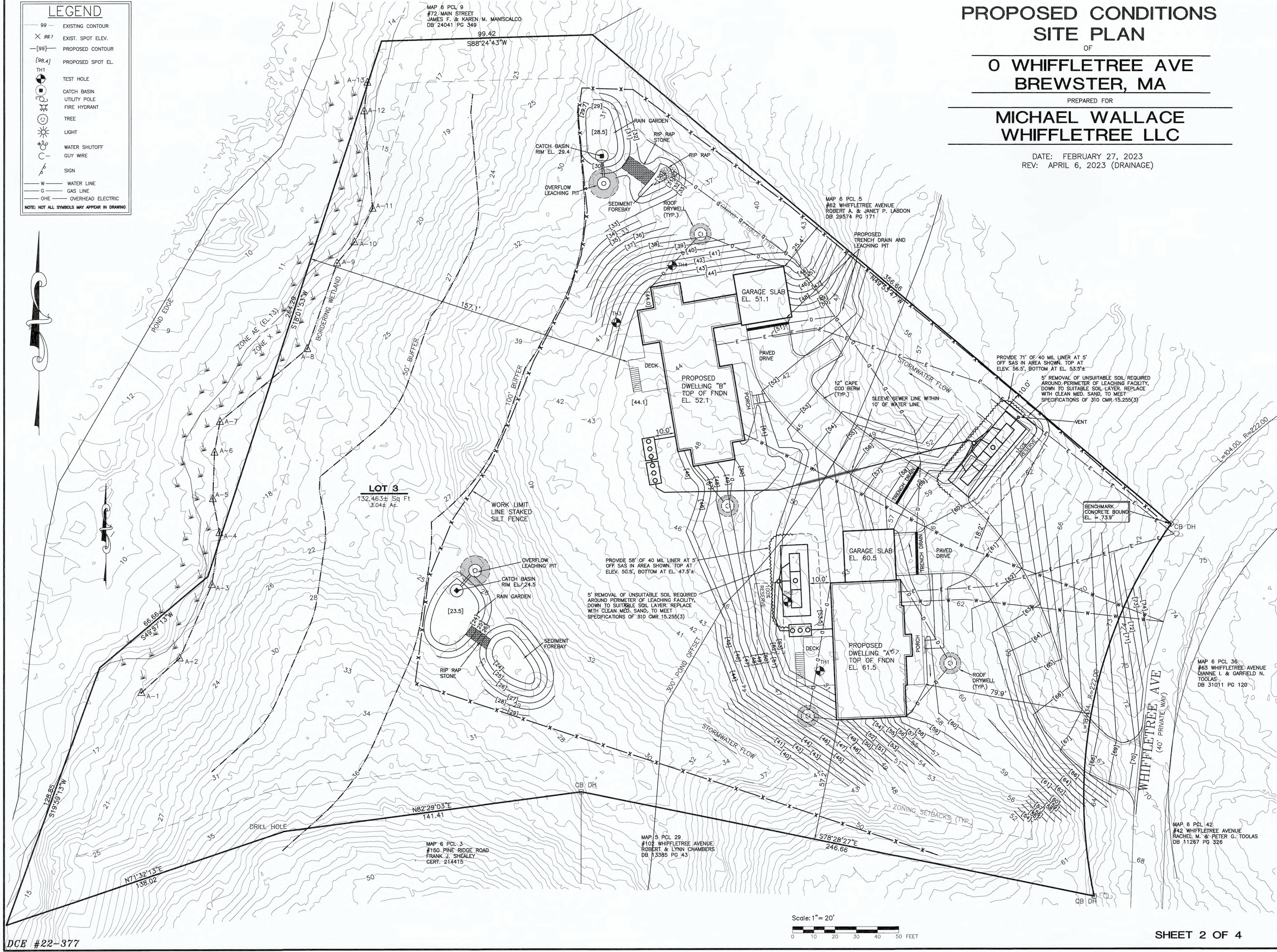
WHIFFLETREE LLC
14 GROVE STREET
FRAMINGHAM, MA 01701

REFERENCES

DEED BOOK 35401 PAGE 149
PLAN BOOK 128 PAGE 19

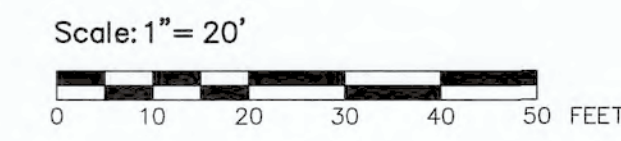
NOTES

1. DATUM IS NAVD 88
2. MUNICIPAL WATER IS EXISTING
3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-10 (H=20 LEACHING).
5. PIPE JOINTS TO BE MADE WATERTIGHT.
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5).
7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE VENDORS.
11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED 5' BENEATH AND AROUND THE PROPOSED LEACHING FACILITY.
12. INSTALLER TO VERIFY THE ELECTRICAL SYSTEM IS SUITABLE FOR PUMP CONNECTION. ELECTRICAL PERMIT REQUIRED.
13. ACCESS FOR ROUTINE MAINTENANCE MUST BE PROVIDED FOR ZABEL FILTER. INSTALLER MUST FOLLOW MANUFACTURER'S SPECIFICATIONS FOR PROPER FILTER INSTALLATION, INSTRUCT OWNER ON MAINTENANCE.
14. OWNER'S ENGINEER TO PERFORM INSPECTIONS OF THE FINAL INSTALLATION. MINIMUM OF 24 HOURS NOTICE REQUIRED.
15. ALL ROOF RUNOFF TO BE DIRECTED TO GRAVEL DRIP EDGES OR ROOF DRYWELLS.



4.6.23 *D.A.O.*
DATE DANIEL A. OJALA, P.E., P.L.S.

off 508-362-4541
fax 508-362-9880
downcape.com ©
down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675



LEGEND

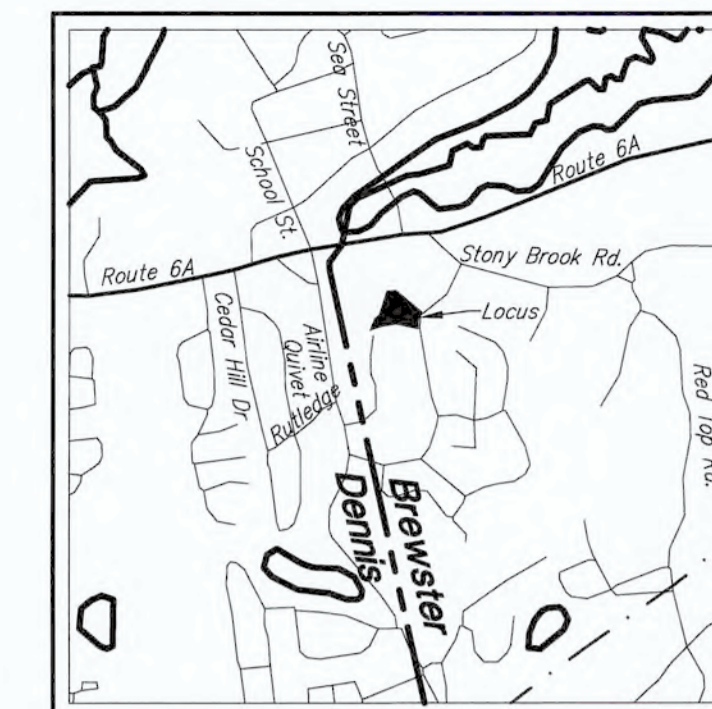
- 99 — EXISTING CONTOUR
 - X 99.1 EXIST. SPOT ELEV.
 - [99] — PROPOSED CONTOUR
 - (98.4) PROPOSED SPOT EL.
 - TH1 TEST HOLE
 - CATCH BASIN
 - UTILITY POLE
 - FIRE HYDRANT
 - TREE
 - LIGHT
 - WATER SHUTOFF
 - GUY WIRE
 - SIGN
 - W — WATER LINE
 - G — GAS LINE
 - OHE — OVERHEAD ELECTRIC
- NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

**EROSION & SEDIMENT CONTROL
SITE PLAN**

OF
**0 WHIFFLETREE AVE
BREWSTER, MA**

PREPARED FOR
**MICHAEL WALLACE
WHIFFLETREE LLC**

DATE: FEBRUARY 27, 2023
REV: APRIL 6, 2023 (DRAINAGE)



LOCUS MAP

SCALE 1"=2000'±
ASSESSORS MAP 6 PARCEL 4
LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL. 13) AND ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL #25001C0582J DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICT: RM DISTRICT
MIN. LOT SIZE 60,000 S.F.
MIN. LOT FRONTAGE 150'
MIN. FRONT SETBACK 40'
MIN. SIDE SETBACK 25'
MIN. REAR SETBACK 25'
MAX. BUILDING HEIGHT 30'

OWNER OF RECORD

WHIFFLETREE LLC
14 GROVE STREET
FRAMINGHAM, MA 01701

REFERENCES

DEED BOOK 35401 PAGE 149
PLAN BOOK 128 PAGE 19

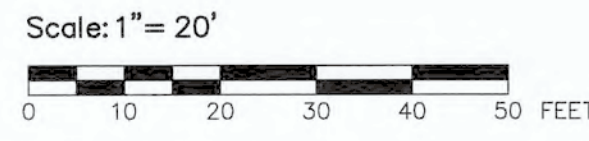
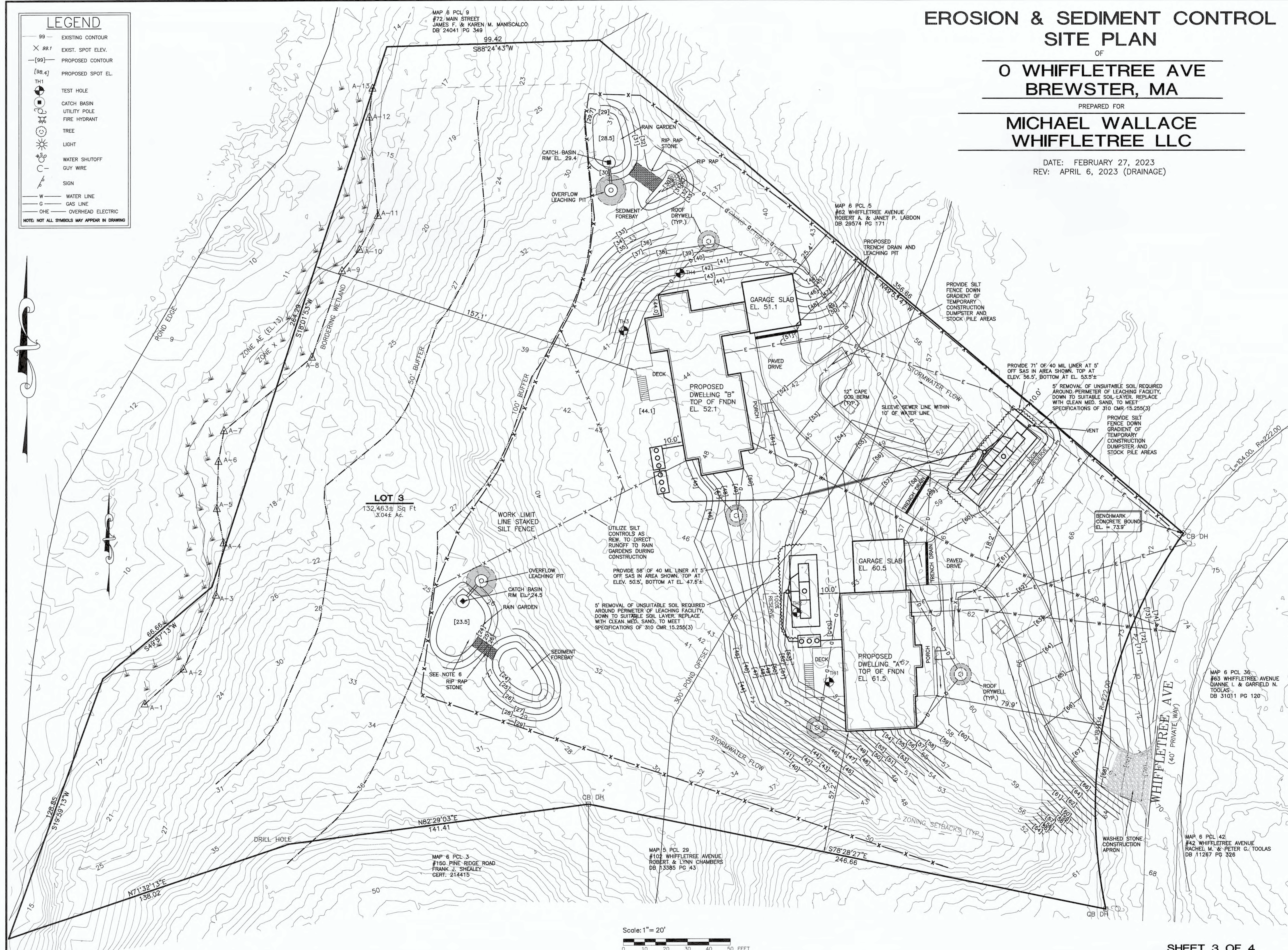
NOTES

1. DATUM IS NAVD88.
2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. WETLAND FLAGS PER RYDER AND WILCOX, INC.
5. SURVEY COMPLETED BY DOWN CAPE ENGINEERING INC. ON 12/8/2022.
6. RAIN GARDEN AREAS TO BE USED AS TEMPORARY CONSTRUCTION PERIOD INFILTRATION BASINS. REMOVE SILT AS REQUIRED, REBUILD AND PLANT ONCE CONSTRUCTION IS COMPLETE. AVOID COMPACTION IN THESE AREAS.
7. DRIVEWAYS TO BE UTILIZED FOR CONSTRUCTION STAGING AND STOCKPILING. PROVIDE SILT FENCE DOWN GRADIENT OF ALL STOCKPILE AREAS.
8. SILT FENCES TO BE INSPECTED WEEKLY AND AFTER EVERY MAJOR RAIN EVEN. REBUILD AS REQUIRED.
9. REFER TO THE STORMWATER OPERATIONS AND MAINTENANCE PLAN.
10. EROSION CONTROL FABRIC (N.A. GREEN OR EQ.) STAPLED ON ALL EXPOSED SLOPES GREATER THAN 10% REQUIRED.



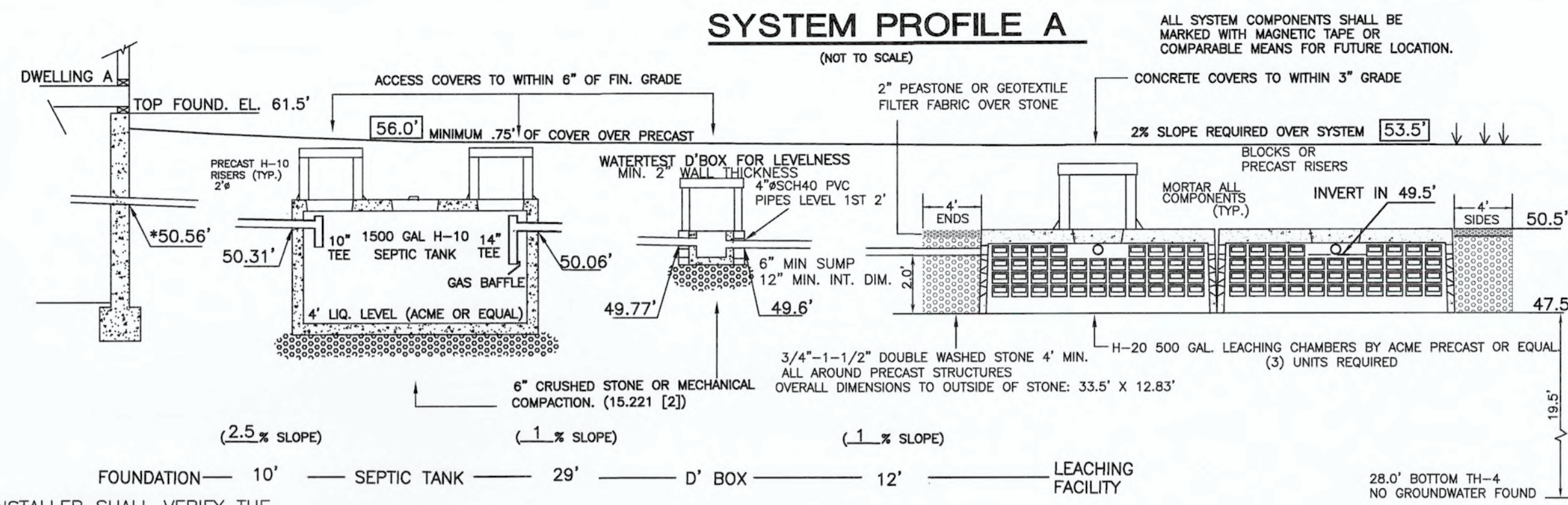
4-6-23 [Signature]
DATE DANIEL A. OJALA, P.E., P.L.S.

off 508-362-4541
fax 508-362-9880
downcape.com
down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675



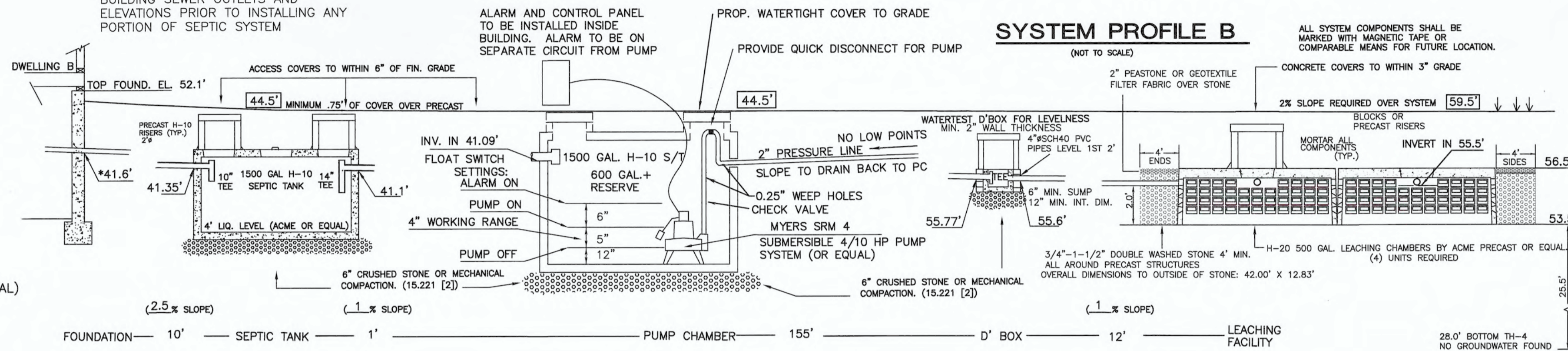
SYSTEM DESIGN A:

GARBAGE DISPOSER IS NOT ALLOWED
 PROPOSED 4 BEDROOM DWELLING
 DESIGN FLOW: 4 BEDROOMS @ 110 GPD = 440 GPD
 USE A 440 GPD DESIGN FLOW
 SEPTIC TANK: 440 GPD (2) = 880
 USE A 1500 GAL. SEPTIC TANK
 LEACHING:
 SIDES: 2 (33.5 + 12.8) 2 (.74) = 137 GPD
 BOTTOM 33.5 x 12.8 (.74) = 317 GPD
 TOTAL: 614 S.F. 454 GPD
 USE (3) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL)
 WITH 4" STONE ALL AROUND



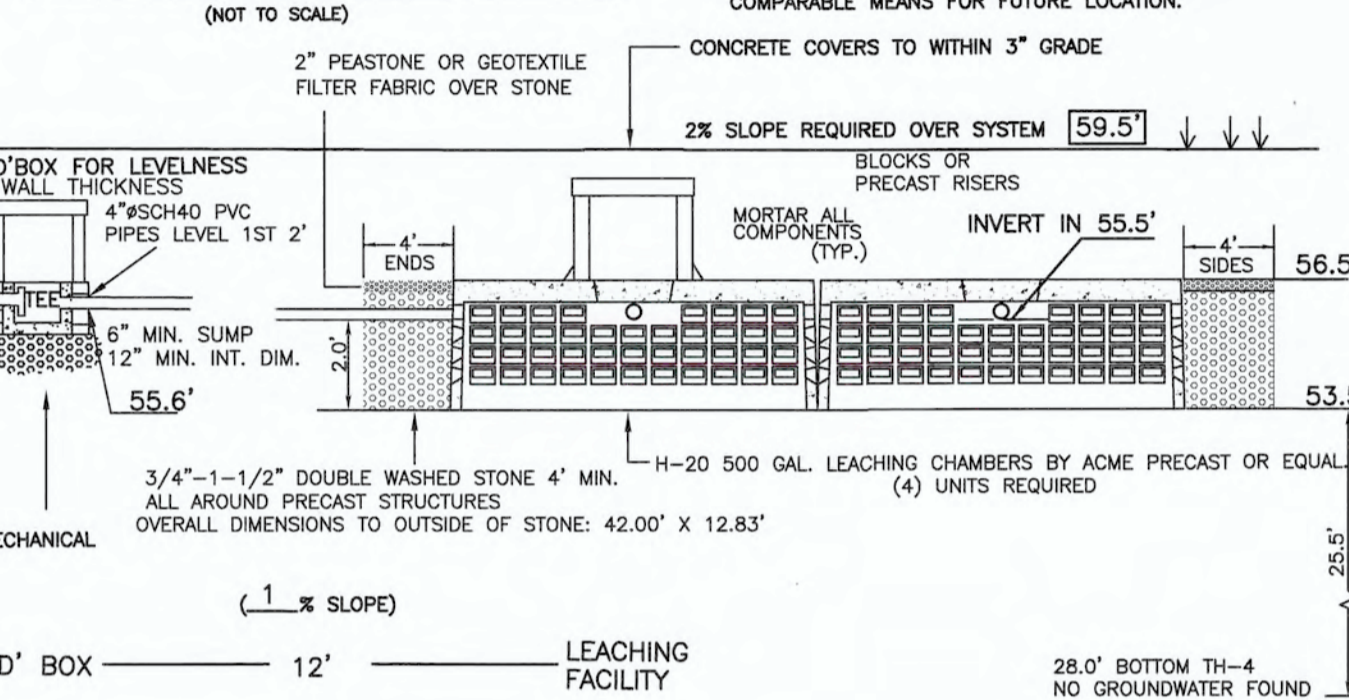
SYSTEM DESIGN B:

GARBAGE DISPOSER IS NOT ALLOWED
 PROPOSED 5 BEDROOM DWELLING
 DESIGN FLOW: 5 BEDROOMS @ 110 GPD = 550 GPD
 USE A 550 GPD DESIGN FLOW
 SEPTIC TANK: 550 GPD (2) = 1100
 USE A 1500 GAL. SEPTIC TANK &
 A 1500 GAL. PUMP CHAMBER
 LEACHING:
 SIDES: 2 (42.0 + 12.8) 2 (.74) = 162.2 GPD
 BOTTOM 42.0 x 12.8 (.74) = 397.8 GPD
 TOTAL: 757 S.F. 560 GPD
 USE (4) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL)
 WITH 4.0" STONE ALL AROUND



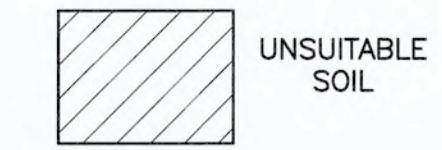
*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM

SYSTEM PROFILE B



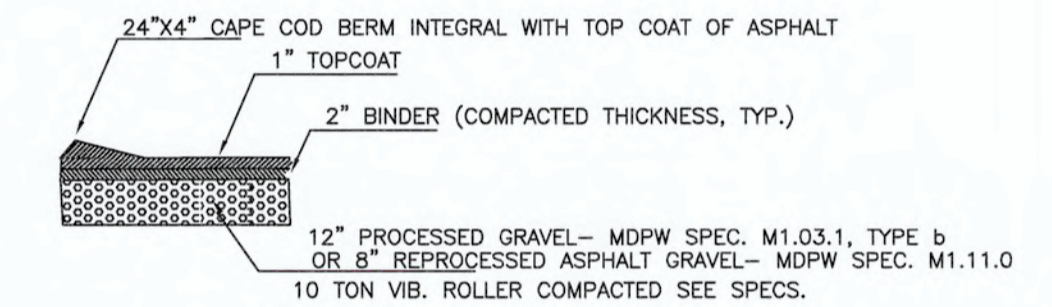
TEST HOLE LOGS

ENGINEER: D. QUINN (RYDER & WILCOX)
 WITNESS: AMY VON HONE, RS, CHO
 DATE: 9/8/23
 PERC. RATE = < 2 MIN/INCH
 CLASS 1 SOILS



TEST HOLE	ELEV.	DEPTH	SOIL TYPE	PERC.
1	51.0'	0"	FIBRIC	
2	50.5'	3"	FIBRIC	
3	40.5'	2"	FIBRIC	
4	39.0'	3"	FIBRIC	
		9"	LS	
		12"	LS	
		7"	LS	
		10"	LS	
		36"	LS	
		32"	LS	
		24"	LS	
		36"	LS	
		80"	SL	
		43.8'	FS	
		140"	FS	
		39.3'		
		144"		
		38.5'		
		144"		
		28.5'		
		132"		
		28.0'		

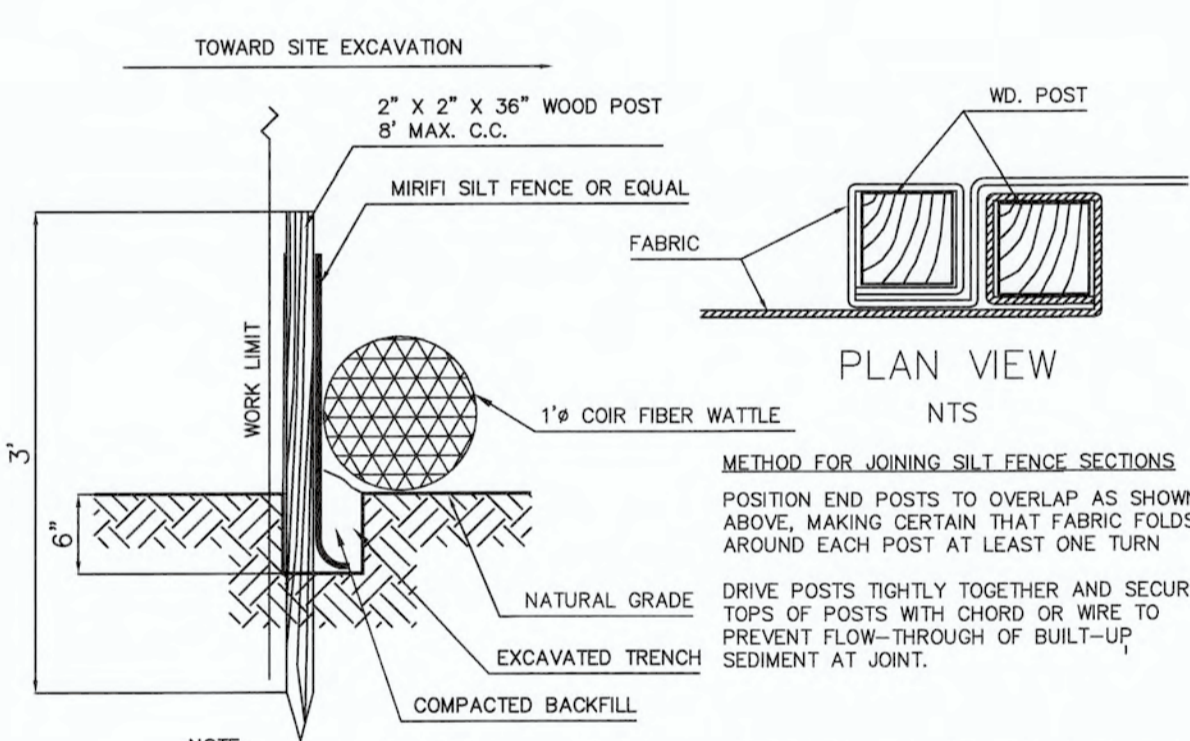
NO GROUNDWATER ENCOUNTERED



REMOVE TOP & SUBSOIL
 NOTE: REMOVE ANY FROST SUSCEPTIBLE MATERIAL TO A DEPTH OF 36" BELOW FINISHED GRADE. REPLACE WITH NON FROST SUSCEPTIBLE MATERIAL (LESS THAN 10% DRY WEIGHT PASSING #200 SIEVE). NOTE: COMPACT ALL FILL IN 6" LIFTS TO 95% MOD. PROCTOR DENSITY WITH 10 TON VIBRATORY ROLLER COMPACTOR.

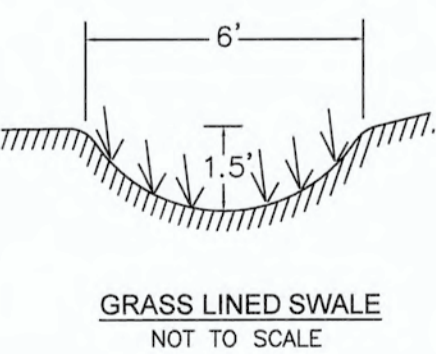
PAVEMENT CROSS SECTION

NOT TO SCALE

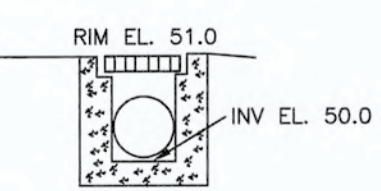


SILT FENCE INSTALLATION

1" = 1'-0"

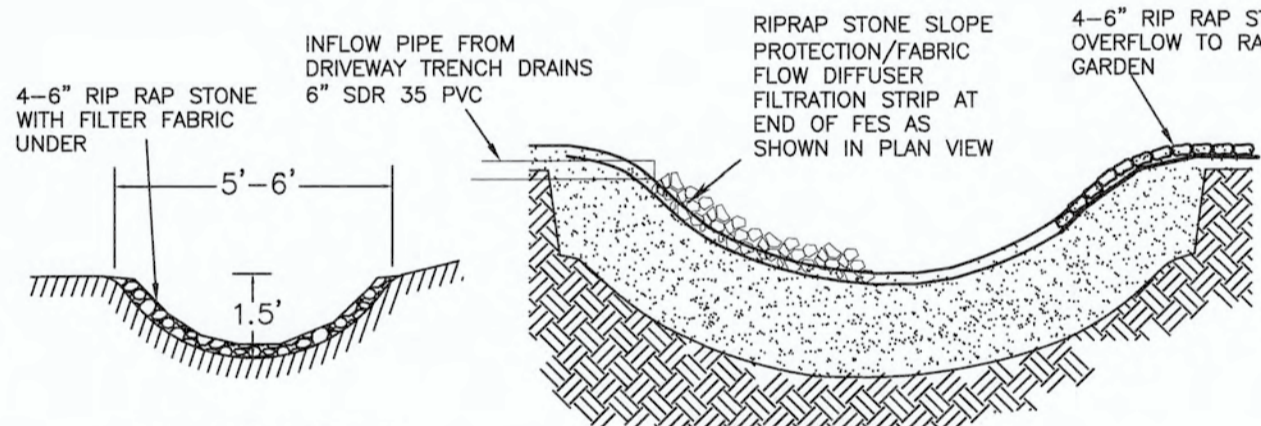


GRASS LINED SWALE NOT TO SCALE



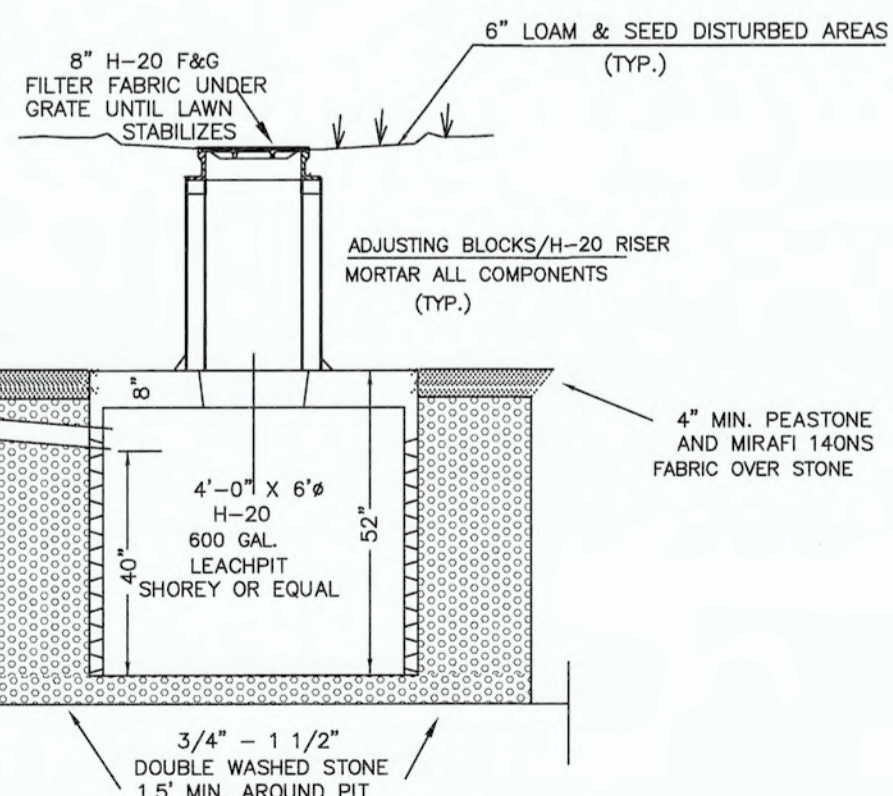
TRENCH DRAIN SECTION

NOT TO SCALE



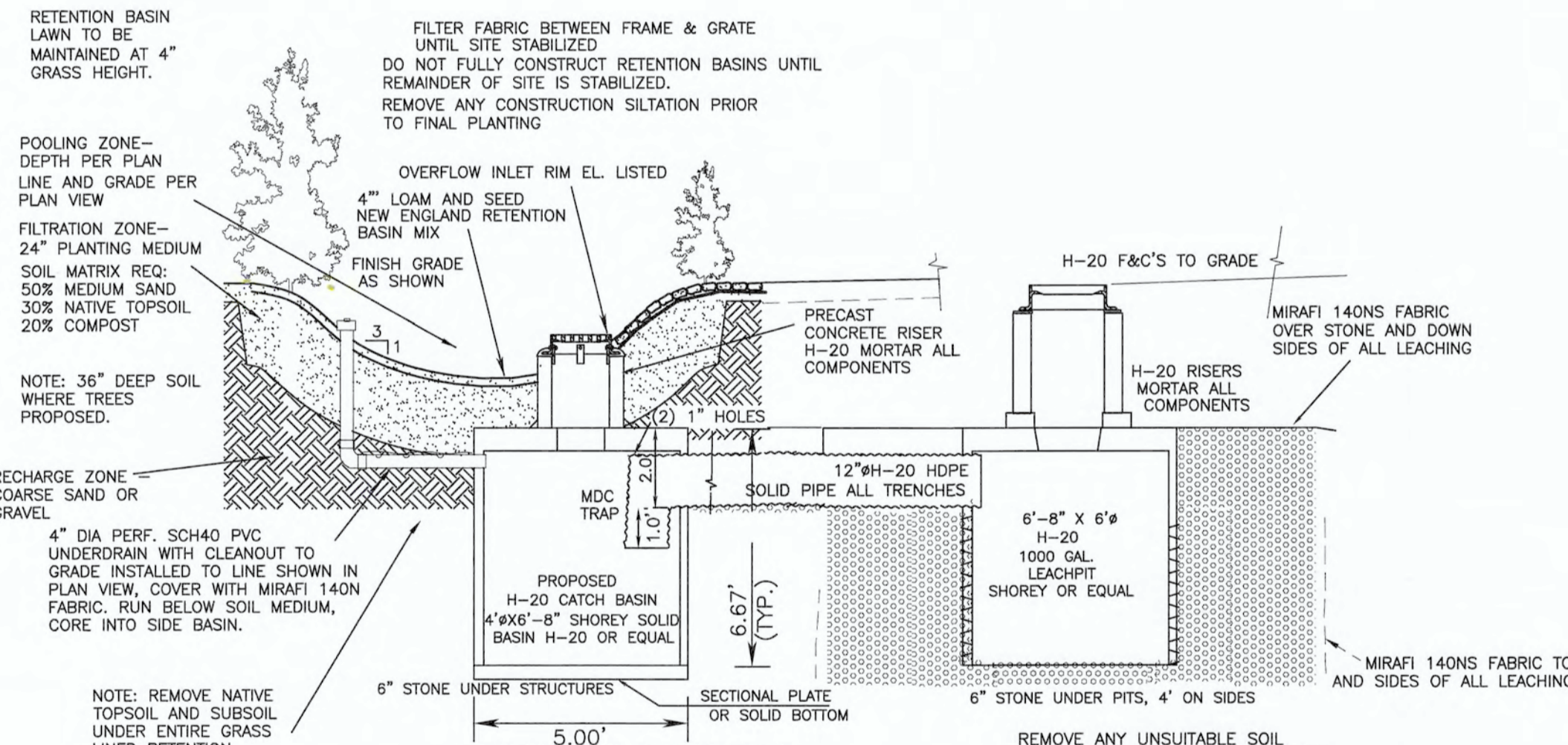
SEDIMENT FOREBAY

NOT TO SCALE



ROOF DRAIN SECTION

NOT TO SCALE

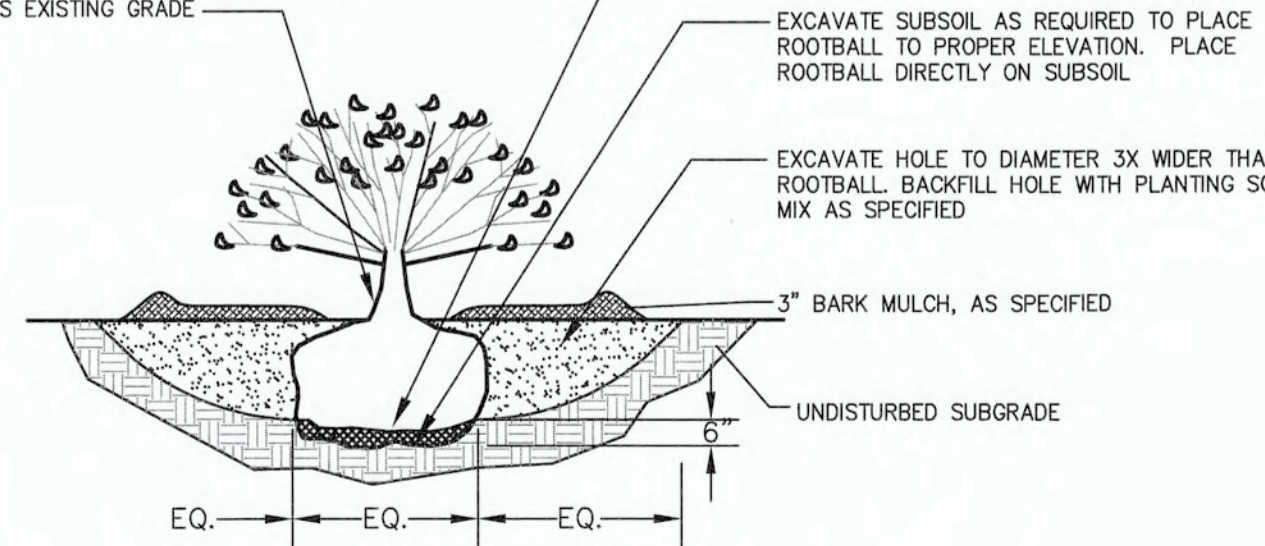


RAIN GARDEN W/ OVERFLOW CATCH BASIN

NOT TO SCALE

- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
- PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

TOP OF ROOTBALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE



SHRUB PLANTING

NOT TO SCALE

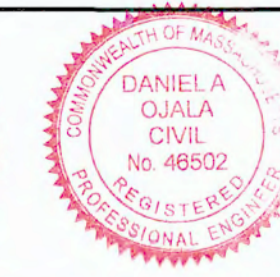
DETAIL SHEET TO ACCOMPANY SITE PLAN

OF
**0 WHIFFLETREE AVE
 BREWSTER, MA**

PREPARED FOR

**MICHAEL WALLACE
 WHIFFLETREE LLC**

DATE: FEBRUARY 27, 2023
 DATE: APRIL 6, 2023 (DRAINAGE)

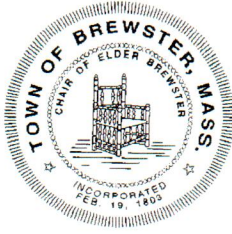


DATE: 4-6-23
 DANIEL A. OJALA, P.E., P.L.S.

SHEET 4 OF 4

down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

**CONTINUED DISCUSSION ON
PLANNING BOARD APPLICATION FORMS**



Planning Board
Town Offices- 2198 Main Street
Brewster, Massachusetts
02631-1898
(508) 896-3701 x 1133
brewplan@town.brewster.ma.us

Attachment
Chapter 179 (Zoning) Planning Board Application
Required Submission Materials Checklist

To be considered complete, an application shall include the materials and information listed below, as deemed applicable, necessary or material to a given case by the Planning Board.

- The Planning Board may waive or modify submission requirements (except review fees) in light of the specific circumstances presented in a given case.
 - The Planning Board may require additional, revised or supplemental information, as necessary, during its review of an application.
 - Note, applicants are not required to handle noticing. As applicable, Planning Department Staff obtains the certified abutters list and handles abutter and newspaper notifications.
 - Twelve (12) hard copies of all materials are required to be submitted (including any supplemental or revised materials that might be provided through the course of review).
 - One (1) electronic copy of all materials is required to be submitted (including any supplemental or revised materials that might be provided through the course of review).
 - Twelve (12) hard copies of Site and Building Plans must be provided at a minimum size of 11"x17", with one (1) hard copy at a minimum size of 18"x24"; electronic copies of plans must be digital not scanned copies.
- Referral from Building Commissioner to Planning Board for the zoning relief/ approval requested.
- Owner's Authorization or equivalent, as applicable.
- Filing Fee per current Planning Board Fee Schedule, with check made to "Town of Brewster."
- Project Narrative, including a description of existing site conditions, a description of the project and proposed site conditions, reference to applicable sections of the Zoning Bylaw and discussion about consistency with the applicable standards and criteria for approval set out in the Zoning Bylaw.
- As applicable, information about Staff Review undertaken for the project pursuant to Brewster Code Chapter 83.
- A site plan/~~or~~ plan set of existing and proposed site conditions, stamped by a professional land surveyor licensed in Massachusetts, showing the following information:
- [Inset Locus Map](#)
 - Plan Title, name and address of applicant and person responsible for preparation
 - North arrow and scale- minimum scale 1" = 40'
 - Boundaries of property plotted to scale
 - Plan preparation date and any revision dates
 - Plan Notes regarding record title and plan information for locus and for abutting properties
 - Tax Map and Parcel and Owner Identification for locus and abutting properties
 - Ruled box for Board signature and date, as applicable for site plan review/ [approval](#)
 - Lot area by square foot and acreage
 - Zoning Compliance Table

- Proposed, existing and required dimensional criteria for locus
- Zoning District classification and boundaries relative to ~~for~~ locus, including any overlays
 - ~~Zoning District boundaries~~
 - ~~Parking information~~
- Location and dimensions of site buildings and structures including setback distances
- Location, dimensions and design of site parking, drive aisles and loading areas
 - Parking calculations per 9/11/13 Planning Board Policy
 - Delineation of both regular and handicapped spaces
 - Delineation of reserved parking areas, as applicable
 - Surface materials and striping/ design details
- Location and design of other site improvements including:
 - Walkways and sidewalks
 - Refuse storage and disposal
 - Stormwater Management Facilities
 - Retaining walls and fences
 - Outdoor storage or other outdoor use areas, if anyas applicable
 - Bike rack
 - Signs
 - Exterior lighting
 - Driveways and curbcuts
 - Water courses, water bodies, wetlands, wetland buffer zones, all with current delineations, and other significant natural features or resource mappings for the site
- Flood Zone identification/ boundaries
- Historic District boundaries
- Location of wells and/or septic systems on-site (and off-site wells, if known)
- Utilities available to the site, including municipal water
- Record rights-of-way affecting the site
- Site topography and grading
- Other relevant resource mappings such as MESA Priority Habitat
- Stormwater Management and Hydrologic Report stamped by a professional engineer licensed to practice in Massachusetts:
 - Watershed Plan, Treatment Train and Routing Diagrams;
 - Design and location of Stormwater Management Facilities and Structural BMPs
 - Recharge, run-off volume and peak discharge calculations for 2-, 10-,25- and 100-year, 24-hour storm events
 - Site soils identification
 - Water quality treatment calculations
 - Groundwater information
 - BMP Operation & Maintenance Manual
 - Erosion and Sedimentation Control Plan
- Proposed Landscape site plan including:
 - Calculation/ depiction of proposed green space and clearing
 - Location, size and type/ species of shade trees and other vegetation
 - Irrigation information
 - Notes about maintenance
 - Existing treeline, including specific identification of specimen trees more than four (4) inches in diameter on-site and as might be located along or within in road rights-of-way
 - See native plant list at <https://capecodnativeplants.org> and invasive species list at <https://mass.gov/massachusetts-prohibited-plant-list>
- Architectural rendering, elevation and floor plans- minimum scale ¼"= 1', stamped by design professional licensed to practice in Massachusetts
- Lighting (photometric) site plan, cut sheets and specifications, including fixture mount heights

|
| Any other information or materials as might be required in the particular section(s) of the Zoning Bylaw relevant to the application

DRAFT

DRAFT MEETING MINUTES DATED APRIL 12, 2023



Brewster Planning Board
2198 Main Street
Brewster, MA 02631-1898
(508) 896-3701 x1133
brewplan@brewster-ma.gov
MEETING MINUTES
Wednesday, April 12, 2023 at 6:30 pm
Brewster Town Office Building

Approved:
Vote:

Chair Madalyn Hillis-Dineen convened a meeting of the Planning Board at 6:31 pm with the following members participating: Amanda Bebrin, Charlotte Degen, Tony Freitas, Rob Michaels, Elizabeth Taylor, and Alex Wentworth. Also participating: Jon Idman, Town Planner, and Lynn St. Cyr, Senior Department Assistant. Hillis-Dineen declared that a quorum of the Planning Board was present. She read the Meeting Participation Statement and Recording Statement.

6:35 PM CITIZEN'S FORUM

No citizen comments.

6:36 PM PUBLIC MEETING

Major Stormwater Management Permit, Case No. 2023-10: Applicant/Owner: William and Laura Brondyk through their representative John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc., has submitted a major stormwater permit application for property located at 5 Tanglewood Road and shown on Tax Map 73, Parcel 86, pursuant to Brewster Town Code Chapter 272 and its accompanying Regulations.

Documents:

- 03/20/23 Existing Condition Plan
- 03/22/23 Stormwater Management Permit Application
- 03/22/23 Stormwater Management Report and Operations & Maintenance Manual
- 03/27/23 Site Plan-Stormwater Design
- 03/29/23 Staff Report

John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc. was present on behalf of the Applicant William and Laura Brondyk. Applicant William Brondyk was present via Zoom. O'Reilly stated that the property is currently under development as a building permit was previously issued. O'Reilly worked with the topography of the lot in his design for stormwater management and had to design around a house approximately 70% built, a driveway that was installed and graded, and two boulder retaining walls on the southside of the building. There is a rear area of the lot that was cleared to provide a septic system. There are three components to the drainage: a driveway component utilizing a trench, roof runoff controlled by drywells, and a swale with bottom drain which will feed into a subsurface infiltration area provided at the back eastern side of the property. The system was designed based on a 100-year storm. The design does not meet the phosphorous reduction requirements due to the stonewalls on the property. Surface water will be collected in the swale which will provide some treatment.

Taylor stated that she would support the request for a partial waiver to the phosphorous reduction requirement. Michaels confirmed with O'Reilly that due to the topography a swale could not be added to help with reduction of phosphate. O'Reilly stated that the existing stonewalls also impede phosphorous reduction. Degen asked O'Reilly for an estimate of how much phosphorous was being removed and he estimated removal at approximately 30%. Freitas asked for clarification on the existing spillway and how water would drain around the retaining walls. O'Reilly responded that a swale would be used to direct water around the retaining walls and driveway. Additional boulders or a splashpad may be used to direct water as well. Idman stated that the wall may also help to slow the velocity of the water.

Motion by Michaels to Approve Major Stormwater Management Permit, Case No. 2023-10, subject to the Conditions Required by the Stormwater Management Regulations and including the Partial Waiver Requested. Second by Degen. Vote: 7-0-0.

6:45 PM PUBLIC MEETING CONTINUED

Major Stormwater Management Permit, Case No. 2023-11: Applicant/Owner: Michael and Mary Sharon through their representative Matthew T. Farrell, EIT and John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc., has submitted a major stormwater permit application for property located at 393 Paines Creek Road and shown on Tax Map 37, Parcel 6, pursuant to Brewster Town Code Chapter 272 and its accompanying Regulations.

Documents:

- 10/25/2022 Existing Condition Site Plan
- 03/24/23 Stormwater Management Permit Application
- 03/31/23 Proposed Site & Sewage Disposal System Design
- 03/31/23 Stormwater Management Report and Operations & Maintenance Manual
- 03/31/23 Staff Report

John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc. was present on behalf of the Applicant Michael and Mary Sharon. Jim Hagerty, Reef Builders, was also present. O'Reilly stated that the project includes removal of an existing single-family home and construction of a new single-family home with attached garage, landscaping, and driveway. Stormwater management has been addressed through the use of a swale with an inlet leading to a subsurface infiltration system. A catch basin is also being utilized near the driveway for driveway runoff. There is also a catch basin in the backyard. O'Reilly stated that no waivers are being requested.

Michaels asked whether a pervious driveway was being installed. Idman responded that the plan shows a proposed gravel driveway. Michaels noted the proposed pressure treated timber retaining wall and asked if pressure treated wood products were okay to put in the ground. O'Reilly stated that at one time pressure treated products contained arsenic but no longer do. The new product is more environmentally friendly. In his experience, Conservation Commissions do allow pressure treated stairs and decks. Taylor noted the 100' buffer near the property. O'Reilly stated that the timber wall is an additional 120' from the buffer.

Motion by Bebrin to Approve Major Stormwater Management Permit, Case No. 2023-11, subject to the Conditions Required by the Stormwater Management Regulations. Second by Wentworth. Vote: 7-0-0.

6:52 PM PUBLIC MEETING CONTINUED

Major Stormwater Management Permit, Case No. 2023-12: Applicant/Owner: Christopher and Gillian Platts through their representative John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc., has submitted a major stormwater permit application for property located at 0 Run Hill Road and shown on Tax Map 35, Parcel 32, pursuant to Brewster Town Code Chapter 272 and its accompanying Regulations.

Documents:

- 09/20/22 Existing Conditions Plan
- 03/22/23 Stormwater Management Report and Operations & Maintenance Manual
- 03/27/23 Sewage & Stormwater Site Plan
- 03/24/23 Stormwater Management Permit Application
- 03/30/23 Staff Report

John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc. was present on behalf of the Applicant Christopher and Gillian Platts. The Applicant was also present. O'Reilly stated that this was a vacant piece of property located directly across the street from the transfer station and abutting Lower Mill Pond. The edge of the wetland is identified on the plan. A four-bedroom house is proposed approximately 140' back from the pond. The house will include solar and

green construction. The project is designed for a 100-year storm. The roof runoff will be handled with drywells. The runoff from the driveway and the front landscaping will be handled by two meandering swales with infiltration trenches. The swales will help deal with nutrient loading. A pre and post flow discharge rate was run and met at the 100-year storm. The Applicant has been working with his neighbor to the east on tree removal.

Freitas asked about the location of the driveway over the property line and O'Reilly responded that the Applicant and his neighbor to the east share a driveway as do other neighbors on Run Hill Road per the subdivision plan approved by the Planning Board. Bebrin asked about the proposed greenhouse and the Applicant clarified that the house would be constructed in an environmentally friendly way. There is no greenhouse proposed on the property. Michaels asked about potential failures with the BMPs due to the steepness of the property and the impact a failure would have including possible erosion. O'Reilly stated that he did not think a failure would cause immediate scouring and if there was an issue there would be time to repair it. Taylor asked if there would be a walk out basement and the Applicant confirmed there would be a walk out basement. Taylor noted the 100' buffer is very close and that the Applicant should speak to the Conservation Department before doing any work back there including pruning or planting. The Applicant stated that he has been in touch with the Conservation Department. Idman stated that the low point that exists near the swales could be used for overflow or exfiltration. O'Reilly responded that using the low point as Idman suggested was considered but the low point does straddle the property line and he did not want to create a nuisance to the neighboring property. There was a discussion regarding a possible agreement with the neighbors to direct stormwater to the low point that straddles both properties. O'Reilly stated that he would work with staff on a revision to the plan if it became necessary.

Motion by Bebrin to Approve Major Stormwater Management Permit, Case No. 2023-12, subject to the Conditions Required by the Stormwater Management Regulations. Second by Wentworth. Vote: 7-0-0.

7:06 PM PUBLIC MEETING CONTINUED

Site Plan Review, Case No. 2022-09: Applicant/Owner: Remington's Trust, Peter Lomenzo and Kerry Barton, Trustees, has submitted an application for property located at 61-63 A.P. Newcomb Road and shown on Tax Map 25, Parcel 75 within the Residential Medium Density Zoning District. The Applicant seeks Site Plan Approval to redevelop an existing accessory structure as a three-bedroom bed and breakfast pursuant to Brewster Zoning Bylaw Chapter 179-66.

Documents:

- 09/27/22 Building Rendering with Floor Plan
- 11/01/22 Application
- 11/09/22 Report from Staff Review
- 02/06/23 Existing Condition Site Plan
- 02/08/23 Elevations and Floor Plans
- 02/23/23 Proposed Drainage Condition Plan
- 02/28/23 Lighting Specifications
- 03/01/23 Minot Stormwater Permit Application
- 03/08/23 Minor Stormwater Management Permit
- 03/13/23 Letter from Natural Heritage & Endangered Species Program
- 03/23/23 Proposed Conditions Plan
- 03/27/23 Conceptual Landscape Plan
- 04/05/23 Staff Report
- 04/05/23 Revised Summary of Reasoning
- 04/12/23 Department Review Comments

Attorney Marian Rose of the Law Office of Singer & Singer, LLC was present on behalf of the Applicant Remington's Trust, Peter Lomenzo and Kerry Barton, Trustees. The Applicant was present via Zoom. Rose summarized the proposed project. Rose explained that the Applicant lives on the property in the main dwelling. Also, on the site is a large

structure the Applicant refers to as the barn which is unfinished inside. The Applicant would like to repurpose the barn as a 3-bedroom bed & breakfast including 1 handicap accessible bedroom on the main floor. There are two bedrooms upstairs as well as a kitchen which will be used to prepare a morning meal. Rose stated that the Applicant has filed a special permit application with the Zoning Board of Appeals to operate as a bed & Breakfast. Rose noted that except for a deck on the rear of the barn, there will be no exterior construction to the barn. There will be a pool, pool deck, and small pool house constructed in the center of the property. There is a driveway between the barn and the closest neighbor.

Rose stated that the project went through staff review and as a result the site plan was revised to widen the driveway and provide a turnaround for emergency vehicle access. The Applicant also went through review with the Old King's Highway Historic District Committee for past issues and for the proposed changes to the property. The Applicant also worked through a Massachusetts Endangered Species Act (MESA) issue and has provided a letter from MESA stating that the project is exempt from MESA review. Rose stated that because so much of the property contains gravel, the Applicant applied for and was issued a minor stormwater management permit.

Rose stated that the lot is oversized. The main dwelling is conforming as to setbacks and the barn is conforming to setbacks as an accessory structure. Rose stated that the proposed lighting is downward casting and non-glare. The screening on the property is mature, dense, and wide. The barn also provides screening to the pool where the main activity will take place on the property. Rose stated that parking is conforming. The Applicant has taken environmental considerations into account with this project. There will be limited disruption to the neighbors as the proposed work to the barn is mostly interior work.

Degen asked if the bed & breakfast was exclusive to the barn or whether the Applicant would be opening their home to customers. Rose stated that the bed & Breakfast was proposed as 3 bedrooms in the barn only. Bebrin stated that she appreciated the complete application provided by the Applicant. She noted that the property is not visible from A. P. Newcomb Road. Bebrin stated that the barn is well situated and she agrees it helps provide screening for the pool. The landscape plan adds trees. Bebrin stated that there is ample space for the Applicant to handle the proposed project. Bebrin believed a turnaround for the Fire Department was needed. Wentworth asked if a dumpster was proposed in the area for refuse as there may be difficulty accessing that area for removal. Rose responded that a screened in box was proposed in that area not a dumpster.

Michaels confirmed with Rose that the Applicant qualified for a minor stormwater permit due to the area already being disturbed. Michaels stated that the property may benefit from additional stormwater facilities with the additional pavement being added to the site with the pool, patio, and pool house. He expressed concern that a drainage area was located close to the refuse area. Michaels suggested reviewing the lights on the south side of the barn. He was concerned that the lights may be visible to the abutter because of how high the property sits. Michaels also asked if there would be a sign installed for the bed & breakfast. Rose responded that a sign was not discussed but that she is aware that there is a permitting process for signs.

Taylor noted comments received from the Conservation Administrator calling out the wetland across the street and for the Applicant to be mindful of siltation into the road. Taylor asked where the pool water goes and stated that it cannot be pumped into the woods. Idman stated that he did not see a backwash pit for the pool in the application. He noted that a minor stormwater permit was issued and the Applicant was put on notice that there are specific procedures that need to be followed to empty the pool and that the DPW should be contacted about those procedures. He also noted that infiltration trenches were added to help with stormwater management. Idman stated that the stormwater from the pool is not going to go off site. Taylor stated that the landscape plan was vague and asked if native species were being used. Rose responded that native species were being used directed Taylor to the most recent landscape plan which provided the species of proposed flowering trees to be added. She also stated that some ornamental plantings would be used. Taylor stated that the Applicant had to be careful not to have non-native species spreading into the

woods. Idman stated the Planning Board could decide to add a condition to the site plan review decision that native species be planted.

Carol Marie Anderson, Long Pond Road, expressed concern that land was being cut into to add pools. She urged the Planning Board to be more conservation minded and to protect our "sweet places and sweet spaces". She gave an example of a property on 6A that installed a pool without proper permitting. The owner told neighbors a play area for the children was being installed but now it appears a bed & breakfast is being run from the property.

Bob Foscaldi, A.P. Newcomb Road, stated that he was the neighbor on the south side, and he was concerned with the lighting being used on the back of the barn specifically if they were going to be on all the time or if they would be low enough on the barn to not shine on his property. He also has zoning concerns which he will discuss with the zoning department. He thinks a bed & breakfast will work out okay, but he does have concerns which he will address with the zoning department. Rose responded to Foscaldi's comments stating that there were no lights on the southern side of the barn. Rose believed that the Applicant would agree to have a motion sensor on the lights so they do not remain on overnight.

Taylor suggested a bike rack be added on site near the barn. Idman noted that the lights are downcast, shielded and of residential scale. Idman suggested it would be atypical to put a timer on such a light. Hillis-Dineen stated that a motion sensor for the lights could create a nuisance. Idman stated that it was incumbent upon the owners to handle the lighting. They also are required to provide a morning meal to operate as a bed & breakfast.

Bebrin stated that there were department comments on this project received from various town staff and they are available for public review.

Motion by Michaels to Approve Site Plan Review, Case No. 2022-09, subject to the Conditions, as discussed. Rose asked for clarification on the conditions and the bike rack was noted. **Second by Bebrin. Vote: 7-0-0.**

7:36 PM PLANNING DISCUSSION

Planning Board Application Forms. The Planning Board will review, discuss, and may vote to approve revised application forms.

The Planning Board reviewed revised application forms prepared by staff and provided comments. There was discussion regarding a Planning Board policy requiring site plans to be stamped by a professional land surveyor or engineer. Idman stated that the revised application form would replace 7-8 applications that currently exist. The application requires the applicant to have some familiarity with the zoning bylaw in order to file the appropriate application under a specific bylaw section. Michaels suggested a flow chart may be helpful to guide applicants through the application process. He will share a flow chart type document he is working on with staff. The Planning Board suggested some revisions to the form. They will continue their review and discussion at a later meeting.

7:57 PM PLANNING DISCUSSION CONTINUED

Stormwater Management by the Numbers. The Planning Board will review and generally discuss the number and type of stormwater management applications and permits to date.

Michaels summarized the data provided in the 2022 and 2023 Stormwater Permit spreadsheets. In this time period, there was an intake of 14 major and 16 minor stormwater permits. Degen stated that approximately 60% of the permit applications received to date were minor and 40% major. Michaels suggested that waivers be tracked and included on the spreadsheets.

Idman suggested the Planning Board hold a public hearing to discuss stormwater and provide a report on the number and types of permits and other details to the public and take comments from the public. That hearing would be more of a policy discussion. Idman also noted that Griffin Ryder, DPW Director, is a professional engineer and has agreed to attend a Planning Board meeting to discuss stormwater management specifically HydroCAD reports and how to use the

data provided by those reports. Michaels noted that Minnesota and Massachusetts are the only two states that have the recharge standard.

Jim Hagerty addressed the Planning Board regarding concerns he had with the requirements of the stormwater bylaw. He stated that cost was a concern and referenced a project on Blueberry Pond Drive that cost \$40,000 including engineering costs. He also stated that a project that was approved at tonight's meeting of the Planning Board was expected to cost approximately \$40,000 as well.

8:04 PM APPROVAL OF MEETING MINUTES

Approval of Meeting Minutes: March 8, 2023.

The Board reviewed the March 8, 2023 meeting minutes. **Motion by Bebrin to Approve March 8, 2023 Meeting Minutes. Second by Degen. Vote: 7-0-0.**

8:05 PM COMMITTEE REPORTS

Degen summarized the Select Board meeting from April 3, 2023 including that a Pre-Town Meeting session is scheduled for April 18th at 6 pm, a roundtable discussion will take place with school and town officials on the proposition 2 ½ override, the pool advisory committee has come up with policies and notices were sent out to residents regarding pool passes, the Kitchen Café received an annual liquor license, the Drummer Boy Park Committee is beginning work, and there will be two proposition 2 ½ overrides for consideration at town meeting. Bebrin stated that the Vision Planning Committee has received a revised charge and is focusing on community education and revisions to the local comprehensive plan previously drafted. Bebrin also stated that the Bay Property Planning Committee will be hosting a public forum on site on May 20th. Michaels stated that the Water Quality Review Committee met on March 24th to review renewals for Pleasant Bay Nursing and Rehabilitation and Secure Storage. Hillis-Dineen stated that the Affordable Housing Trust discussed and voted on numbers to apply to the CPC and received updates on projects including rehabilitation of a home to keep it on the subsidized housing inventory. There is a ribbon cutting ceremony on May 9th at Brewster Woods. Idman updated the Planning Board on the Millstone Road housing development which is currently before the Zoning Board of Appeals. He noted that a reserved parking area is being required and all parking spaces are at least 9' x 19' with some being 10' x 20'.

8:13 PM FOR YOUR INFORMATION

The Planning Board reviewed documents received in the FYI section of their packets including a public hearing notices from the Harwich Planning Board, Chapter 91 notices, information on an upcoming MCPPO webinar, and information on the May 9th ribbon cutting event at Brewster Woods. Idman summarized the Chapter 91 program for the Planning Board.

8:16 PM MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR

Wentworth asked when the Planning Board would be meeting with Griffin Ryder and stakeholders on stormwater management. A date is not scheduled yet. Idman stated that he would also like to begin discussion on accessory dwelling units.

Motion by Degen to Adjourn. Second by Bebrin. Vote: 7-0-0.

Meeting adjourned at 8:18 PM. Next Planning Board Meeting Date: April 26, 2023.

Respectfully submitted,

Lynn St. Cyr, Senior Department Assistant, Planning

FOR YOUR INFORMATION

HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE

In accordance with the provisions of MGL CH.40A §5, the Harwich Planning Board will hold a public hearing on Monday afternoon, May 1, 2023 at 4:30 PM in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, 02645. The purpose of the Public Hearing is to accept public comments on the proposed amendments to the Harwich Zoning Code Article V Use Regulations, Section 14 T Supplemental Regulations. Copies of the draft amendments are available in the Planning Department, Office of the Town Clerk and on the Planning Department's web page: <https://www.harwich-ma.gov/planning>. Written comments may be submitted to the Planning Board at the address provided above or email the Planning & Community Development Director, Paul Halkiotis, at phalkiotis@town.harwich.ma.us. In addition to attending the hearing in person, anyone having interest in this Zoning Bylaw amendment is invited to access the meeting via GoToMeeting.com. Instructions regarding how to access and participate in the meeting will be posted on the Planning Board's Agenda page for the date of the meeting:

Duncan Berry, Chair,

Publish Public Hearing Notice in the Cape Cod Times 4/17/2023 and 4/24/2023 additions.

Cc: Cape Cod Commission
State DHCD
Town of Brewster Planning Department
Town of Dennis Planning Department
Town of Orleans Planning Department
Town of Chatham Planning Department

RECEIVED

APR 18 2023

BREWSTER PLANNING BOARD
ZONING BOARD OF APPEALS

HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE

In accordance with the provisions of MGL CH.40A §5, the Harwich Planning Board will hold a public hearing on Monday, May 1, 2023 at 4:35 PM in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, 02645. The purpose of the Public Hearing is to accept public comments on the proposed amendments to the Harwich Zoning Code Article XXIII Large Scale Ground Mounted Photovoltaic Arrays. Copies of the draft amendments are available in the Planning Department, Office of the Town Clerk and on the Planning Department's web page: <https://www.harwich-ma.gov/planning>. Written comments may be submitted to the Planning Board at the address provided above or email the Planning & Community Development Director, Paul Halkiotis, at phalkiotis@town.harwich.ma.us. In addition to attending the hearing in person, anyone having interest in this Zoning Bylaw amendment is invited to access the meeting via GoToMeeting.com. Instructions regarding how to access and participate in the meeting will be posted on the Planning Board's Agenda page for the date of the meeting:

Duncan Berry, Chair,

Publish Public Hearing Notice in the Cape Cod Times on 4/17/2023 and 4/24/2023 additions.

Cc: Cape Cod Commission
State DHCD
Town of Brewster Planning Department
Town of Dennis Planning Department
Town of Orleans Planning Department
Town of Chatham Planning Department

RECEIVED

APR 18 2023

BREWSTER PLANNING BOARD
ZONING BOARD OF APPEALS

J.M. O'Reilly & Associates, Inc.

Engineering & Land Surveying Services
1573 Main Street, 2nd Floor, P.O. Box 1773
Brewster, MA 02631
(508) 896-6601
Fax (508) 896-6602

LETTER OF TRANSMITTAL

TO:

Interested Parties
(list attached)

DATE:

04/19/2023

JOB NUMBER:

1771

REGARDING:

Map 79 / Parcel 19

Locus: 38 Captain Baker Road
Brewster, MA
Owner: Oliver Family Qual Personal Residence Trust of 2012
DEP Waterways Application # 23-WW-PRE-52-APP

Shipping Method:

- | | | | |
|----------------|-------------------------------------|-----------------|--------------------------|
| Regular Mail | <input type="checkbox"/> | Federal Express | <input type="checkbox"/> |
| Certified Mail | <input checked="" type="checkbox"/> | UPS | <input type="checkbox"/> |
| Priority Mail | <input type="checkbox"/> | Pick Up | <input type="checkbox"/> |
| Express Mail | <input type="checkbox"/> | Hand Deliver | <input type="checkbox"/> |

COPIES	DATE	DESCRIPTION
1	4/19/23	Legal Ad (To Be Published 4/19/2023)
1	4/18/23	Dock Plan

For review and comment: For approval: As Requested: For your use:

REMARKS:

cc: John M. O'Reilly, P.E., P.L.S.

RECEIVED

APR 20 2023

BREWSTER PLANNING BOARD
ZONING BOARD OF APPEALS

From: John O'Reilly/ak

If enclosures are not as noted, kindly notify us at once

PUBLIC NOTICE

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of Simplified License Application pursuant to M.G.L. Chapter 91
23-WW-PRE-0052-APP**

NOTIFICATION DATE: April 19, 2023

PERMITTEE: Oliver Family Qualified Personal Residence Trust of 2012

PROJECT SITE ADDRESS: 38 Captain Baker Road, Brewster

Public notice is hereby given of the application for a Chapter 91 Simplified License by the Oliver Family Qualified Personal Residence Trust of 2012 to maintain a seasonal dock in the waters of Long Pond at 38 Captain Baker Road, Brewster, Barnstable County.

The Department will consider all written comments on this Waterways application received by within 30 days of the "Notification Date". Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five citizens who are residents of the municipality in which the proposed project is located.

Project plans for this Waterways application are on file for public viewing electronically, by request to dep.waterways@mass.gov. If you do not have access to email, please leave a voicemail at (617) 292-5929 and you will be contacted with information on alternative options.

It is recommended that public comments be filed electronically with dep.waterways@mass.gov when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at: 1 Winter Street, 5th Floor, Boston, MA 02108.

Pub. Date: April 19, 2023

**Brewster Board of Selectmen
2198 Main St.
Brewster, MA 02631**

**Brewster Planning Board
2198 Main St.
Brewster, MA 02631**

**Brewster Zoning Board
2198 Main St.
Brewster, MA 02631**

**Brewster Conservation Commission
1657 Main St.
Brewster, MA 02631**

**MA DEP (SERO)
Waterways Regulation Program
20 Riverside Drive
Lakeville, MA 02347**

**MassDEP Waterways Program
1 Winter St., 5th Floor
Boston, MA 02108**

Abutter 1:

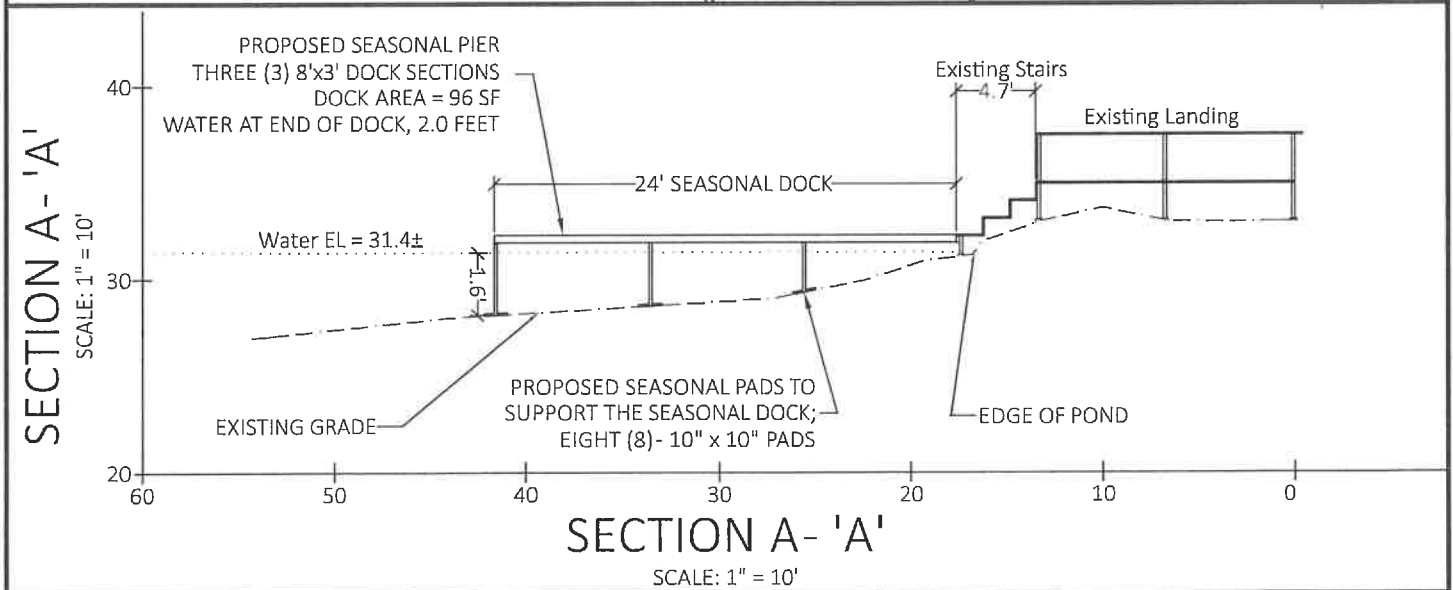
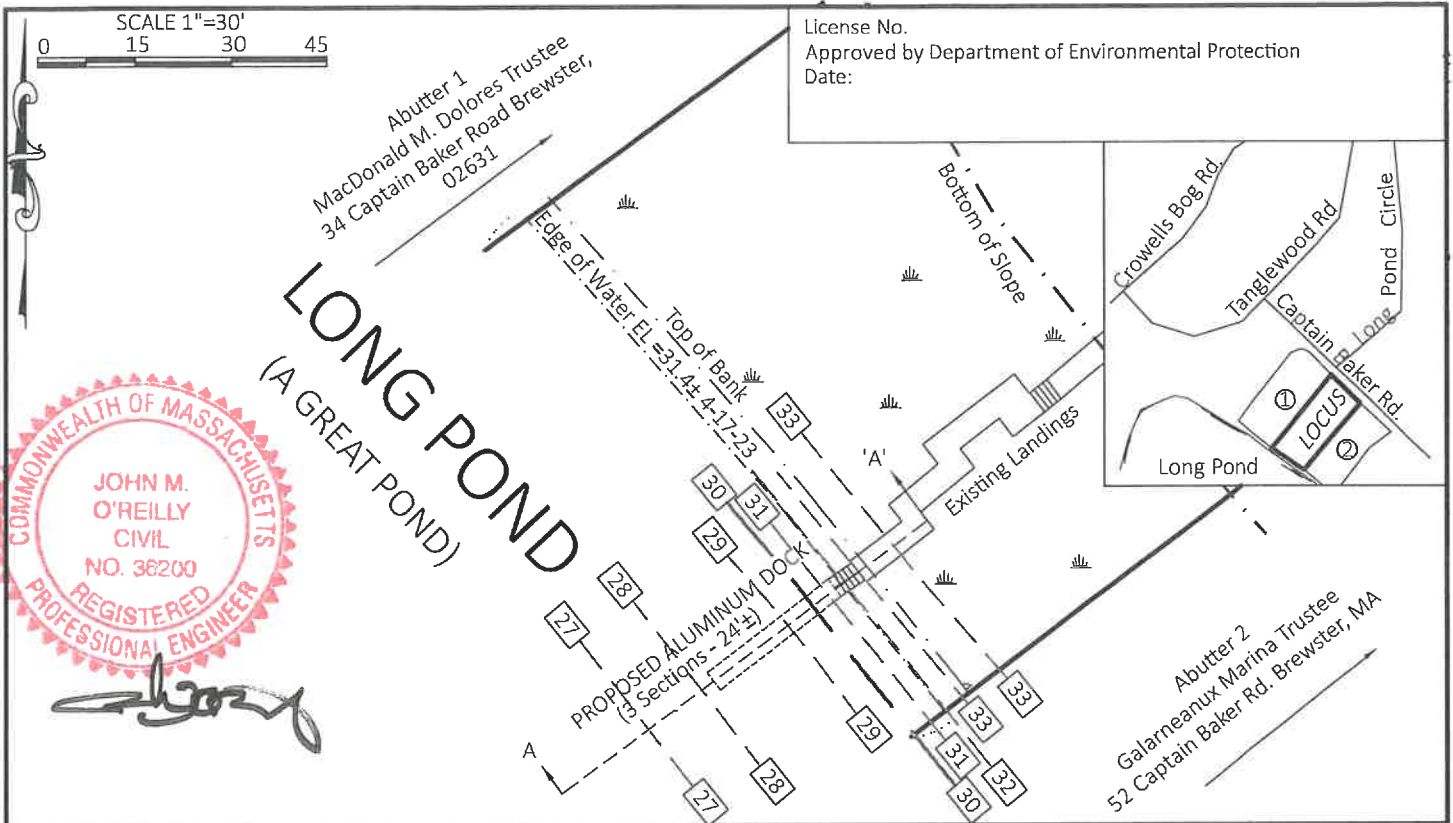
Abutter 2:

Owner:

**Delores Macdonald, Trustee
Delores Macdonald Rev LT
34 Captain Baker Rd.
Brewster, MA 02631**

**Marina Galarneaux, Trustee
c/o Denis Macklin POA
52 Captain Baker Rd.
Brewster, MA 02631**

**Oliver Family Qual. Personal Residence
Trust of 2012
c/o George Oliver
825 No. Prospect Ave. Unit 2802
Milwaukee, WI 53202**



<p>Purpose: Simplified Licensing</p> <p>ABUTTERS:</p> <ol style="list-style-type: none"> 1.) Macdonald Dolores M. Trustee 34 Captain Baker Rd. Brewster 2.) Galarnearux Marina Trustee 52 Captain Baker Rd. Brewster 	<p>Plan accompanying petition of:</p> <p>Oliver Family Qualified Personal Residence Trust of 2012 38 Captain Baker Rd, Brewster, MA 02631</p>	<p>Project Description: Maintain Seasonal Dock</p> <p>In: Long Pond</p> <p>At: 38 Captain Baker Road, Brewster, MA 02631</p> <p>County: Barnstable</p> <p>State: MA</p> <p>Sheet: 1 of 1 Date: 4-18-2023</p>
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Lynn St. Cyr

From: Jill Scalise
Sent: Friday, April 21, 2023 9:13 AM
To: brewplan
Subject: FW: Save the Date Brewster Woods Ribbon Cutting May 9 at 10:30AM
Attachments: Brewster Woods Ribbon Cutting Invite 05.09.23.jpg

Dear Ellen and Lynn,
Please share this Brewster Woods Ribbon Cutting invitation with the Planning Board and ZBA.
Folks planning to attend are requested to RSVP to events@poah.org by May 2.
Thank you,
Jill

Jill Scalise
Housing Coordinator
Town of Brewster
2198 Main Street, Brewster, MA 02631
508-896-3701 ext. 1169

Brewster Town Offices are open to the public Monday through Thursday from 8:30 to 4:00pm, and by appointment on Fridays. For the latest updates on Town services, please visit www.brewster-ma.gov

From: Maria Plati <mplati@poah.org>
Sent: Monday, April 17, 2023 4:21 PM
Subject: Save the Date Brewster Woods Ribbon Cutting May 9

DO NOT REPLY TO THIS EMAIL: RSVP to events@poah.org by May 2

SAVE THE DATE



Tuesday, May 9 at 10:30 AM

Ribbon Cutting for Brewster Woods

A 30-unit apartment development serving low- and moderate-income individuals and families who work in the community and would otherwise not be able to afford to live on Cape Cod. Brewster Woods is also in the process of being certified as a passive house under the strict Passive House Institute of the US (PHIUS) standard.

30-40 Brewster Woods Drive
(off Brewster Road) Brewster, MA

GPS: 9 Frederick Ct. Brewster MA
for closest directions

2022 STORMWATER MANAGEMENT PERMITS

DATE OF RECEIPT	PERMIT #	PERMITTEE	ADDRESS	MAP	PARCEL	TYPE	WAIVER	STATUS	DATE OF ISSUANCE
CONSERVATION									
03/04/22	SWMC#2022-01	Peter Lombardi, Town Administrator	0 Long Pond Landing	61	26	Major site improvements		Approved	
03/24/22	SWMC#2022-02	Griffin Ryder, Town of Brewster	3057 Main Street	8	8	Minor beach parking lot		Approved	04/27/22
04/05/22	SWMC#2022-03	23 Dune Road LLC	23 Dune Road	79	30	Minor pool, pool building, patio		Approved	04/29/22
PLANNING									
06/21/22	SWMP#2022-01	Gerry Filippatos	303 Red Top Road	14	35	Minor swimming pool, related site work	BMPs and limit of work not required to be depicted on site plan	Approved	07/11/22
08/17/22	SWMP#2022-02	Michael Lach	178 Governor Bradford Road	95	136	Minor building addition, related site work	None	Approved	08/22/22
08/17/22	SWMP#2022-03	John McCarthy	99 Scarborough Road	83	56	Minor swimming pool, building additions, related site work	None	Approved	08/22/22

2022 STORMWATER MANAGEMENT PERMITS

DATE OF RECEIPT	PERMIT #	PERMITTEE	ADDRESS	MAP	PARCEL	TYPE	WAIVER	STATUS	DATE OF ISSUANCE
09/29/22	SWMP#2022-04	Adeline Carrie Koscher	178 Tracy Lane	51	41	Minor building addition	None	Approved	10/04/22
10/11/22	SWMP#2022-05	Jesse Otis	94 Old Chatham Road	86	49	Minor swimming pool and patio	submission of volume calculations; construction-period BMPs (already in place for ongoing construction)	Approved	10/12/22
10/26/22	SWMP#2022-06	Kathleen Weatherby	220 Long Pond Road	66	113	Minor detached accessory building	submission of post-construction BMP volume calculations; permission for special, construction-period erosion control measures	Approved	10/28/22
11/02/22	SWMP#2022-07	Pause A While	250 Underpass Road	2	77	Major parking lot	None	Withdrawn	

2022 STORMWATER MANAGEMENT PERMITS

DATE OF RECEIPT	PERMIT #	PERMITTEE	ADDRESS	MAP	PARCEL	TYPE	WAIVER	STATUS	DATE OF ISSUANCE
11/02/22	SWMP#2022-08	Julius Smith	0 South Orleans Road	142	9	Major single family dwelling, deatched garage, grading	None	Approved PB Meeting 12/14/22	
11/03/22	SWMP#2022-09	Joshua Michniewicz	176 Commons Way	97	80	Minor swimming pool, patio, building addition	None	Approved	02/02/23
11/03/22	SWMP#2022-10	Larry and Cindy DeArruda	112 Paddock Way	47	45	Minor detached accessory building	None	Approved	11/03/22
11/22/22	SWMP#2022-11	Edward and Maureen Dumont	28 Cobblestone Path	147	12	Minor new dwelling, driveway, parking, related site work	None	Approved	11/11/22
11/14/22	SWMP#2022-12	John J. and Kristen F. Hilley	16 Paddock Way	47	52	Minor swimming pool, related site work	None	Approved	11/14/22

2023 STORMWATER MANAGEMENT PERMITS

DATE OF RECEIPT	PERMIT #	PERMITTEE	ADDRESS	MAP	PARCEL	TYPE	WAIVER	STATUS	DATE OF ISSUANCE
CONSERVATION									
03/21/23	SWMC2023-01	The Free Sea Turtle, LLC and 162 Underpass Road, LLC	162 Underpass Road	77	9	Major site clean up and grading		Approved CC Meeting 3/28/23	
PLANNING									
01/26/23	SWMP2023-01	Lisa Mullin	Lot 3, Tubman Road	55	142-3	Major single family dwelling	6.2.B.(6) treatment of total phosphorous	Approved PB Meeting 2/8/23	
01/26/23	SWMP2023-02	Pause A While	250 Underpass Road	77	2	Major parking area with 14 spaces	None	Approved PB Meeting 2/22/23	
01/27/23	SWMP2023-03	Eastward MBT LLC	724 Long Pond Road	75	21	Major driveway	None	Withdrawn at PB Meeting 2/22/23	
01/27/23	SWMP2023-04	Eastward MBT LLC	736 Long Pond Road	75	20	Major single family dwelling, site improvements	None	Approved PB Meeting 2/22/23	
02/22/23	SWMP2023-05	Michael & Corrine Denucci	Lot 61, Blueberry Pond Drive	89	38	Major single family dwelling	None	Approved PB Meeting 3/8/23	

2023 STORMWATER MANAGEMENT PERMITS

DATE OF RECEIPT	PERMIT #	PERMITTEE	ADDRESS	MAP	PARCEL	TYPE	WAIVER	STATUS	DATE OF ISSUANCE
03/01/23	SWMP2023-06	Remington's Trust	61-63 AP Newcomb Road	25	75	Minor swimming pool, patio, site improvements	None	Approved	03/08/23
03/01/23	SWMP2023-07	Whiffletree LLC	0 Whiffletree Avenue	6	4	Major 2 single family dwellings, driveway, utilities	None	Scheduled; 4/26/23 PB Meeting	
03/20/23	SWMP2023-08	Pine Harbor Wood Products	205 Cranview Road	20	14	Minor detached accessory building	Incomplete; awaiting additional info	Incomplete; awaiting additional info	
03/21/23	SWMP2023-09	David & Karen Whitney	25 Sumner Lane	51	65	Minor detached accessory building	Incomplete; awaiting additional info	Incomplete; awaiting additional info	
03/22/23	SWMP2023-10	William & Laura Brondyk	5 Tanglewood Road	73	86	Major single family dwelling, site improvements	6.2.B.(6) treatment of total phosphorous	Approved 4/12/23 PB Meeting	
03/24/23	SWMP2023-11	Michael & Mary Sharon	393 Paines Creek Road	37	6	Major single family dwelling, site improvements	None	Approved 4/12/23 PB Meeting	
03/24/23	SWMP2023-12	Christopher & Gillian Platts	Lot 7, Run Hill Road	35	32	Major single family dwelling, site improvements	None	Approved 4/12/23 PB Meeting	

