



**TOWN OF SHREWSBURY**  
MASSACHUSETTS 01545-5398

**COPY**

January 7, 2022

WinnDevelopment  
One Washington Mall, Suite 500  
Boston, MA 02108

*Re: Wetlands Permit No. 285-1742*

Your attention is called to General Conditions #9, which states that no work may begin until the Order of Conditions has been recorded at the Registry of Deeds.

We are also in need of this information before we can issue Certificates of Compliance where appropriate. Without such a Certificate, the Order of Conditions stands as an impediment to marketable title.

Please forward either a recorded copy of the Order of Conditions relating to the above-mentioned Wetlands Permit, or recording information taken from it (Date, Book & Page No.).

Also, please be advised that according to the statutes a ten-day (business days) appeal period must elapse before any work may begin. This ten-day period begins on the Date of Issuance listed on the Order of Conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Stone".

Brad Stone  
Conservation Agent



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 285-1742  
 MassDEP File #  
 eDEP Transaction #  
 Shrewsbury  
 City/Town

**A. General Information**

Please note:  
 this form has  
 been modified  
 with added  
 space to  
 accommodate  
 the Registry  
 of Deeds  
 Requirements

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



1. From: Shrewsbury Conservation Commission  
 Conservation Commission

2. This issuance is for (check one):  
 a.  Order of Conditions      b.  Amended Order of Conditions

3. To: Applicant:

a. First Name WinnDevelopment      b. Last Name \_\_\_\_\_  
 c. Organization One Washington Mall, Suite 500  
 d. Mailing Address Boston      MA      02108  
 e. City/Town      f. State      g. Zip Code

4. Property Owner (if different from applicant):

Roderick      St. Pierre  
 a. First Name      b. Last Name  
 c. Organization Hartford Realty Trust of Shrewsbury  
 d. Mailing Address 291 Grafton Street  
Shrewsbury      MA      01545  
 e. City/Town      f. State      g. Zip Code

5. Project Location:

526 Hartford Turnpike      Shrewsbury  
 a. Street Address      b. City/Town  
Plate 48      Plot 9  
 c. Assessors Map/Plat Number      d. Parcel/Lot Number

Latitude and Longitude, if known:      d      m      s      d      m      s  
 d. Latitude      e. Longitude



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**A. General Information (cont.)**

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):  
 Worcester  
 a. County Worcester b. Certificate Number (if registered land) 312  
 8104 c. Book 312 d. Page 312  
 c. Book
7. Dates: June 29, 2016 12/21/21 (amended) 11/7/16 (see pg 9A)  
 a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):  
 SITE PLANS - NOTICE OF INTENT FOR THE POINTE AT HILLS FARM  
 a. Plan Title SITE PLANS - NOTICE OF INTENT FOR THE POINTE AT HILLS FARM  
 Beals and Thomas, Inc. Elizabeth A. Clark, PE #47873  
 b. Prepared By c. Signed and Stamped by  
 12/1/21  
 d. Final Revision Date e. Scale  
 Amended Stormwater Management Report 12/1/21  
 f. Additional Plan or Document Title g. Date

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:  
 Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a.  Public Water Supply b.  Land Containing Shellfish c.  Prevention of Pollution  
 d.  Private Water Supply e.  Fisheries f.  Protection of Wildlife Habitat  
 g.  Groundwater Supply h.  Storm Damage Prevention i.  Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a.  the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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**B. Findings (cont.)**

Denied because:

- b.  the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. A description of the performance standards which the proposed work cannot meet is attached to this Order.
- c.  the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).
3.  Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) \_\_\_\_\_ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

| Resource Area  | Proposed Alteration     | Permitted Alteration    | Proposed Replacement | Permitted Replacement |
|--|-------------------------|-------------------------|----------------------|-----------------------|
| 4. <input type="checkbox"/> Bank                                 | _____ a. linear feet    | _____ b. linear feet    | _____ c. linear feet | _____ d. linear feet  |
| 5. <input type="checkbox"/> Bordering Vegetated Wetland          | _____ a. square feet    | _____ b. square feet    | _____ c. square feet | _____ d. square feet  |
| 6. <input type="checkbox"/> Land Under Waterbodies and Waterways | _____ a. square feet    | _____ b. square feet    | _____ c. square feet | _____ d. square feet  |
|  | _____ e. c/y dredged    | _____ f. c/y dredged    |                      |                       |
| 7. <input type="checkbox"/> Bordering Land Subject to Flooding   | _____ a. square feet    | _____ b. square feet    | _____ c. square feet | _____ d. square feet  |
| Cubic Feet Flood Storage   | _____ a. cubic feet     | _____ f. cubic feet     | _____ g. cubic feet  | _____ h. cubic feet   |
| 8. <input type="checkbox"/> Isolated Land Subject to Flooding    | _____ a. square feet    | _____ b. square feet    |                      |                       |
| Cubic Feet Flood Storage   | _____ c. cubic feet     | _____ d. cubic feet     | _____ e. cubic feet  | _____ f. cubic feet   |
| 9. <input type="checkbox"/> Riverfront Area                      | _____ a. total sq. feet | _____ b. total sq. feet |                      |                       |
| Sq ft within 100 ft  | _____ c. square feet    | _____ d. square feet    | _____ e. square feet | _____ f. square feet  |
| Sq ft between 100-200 ft   | _____ g. square feet    | _____ h. square feet    | _____ i. square feet | _____ j. square feet  |



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**B. Findings (cont.)**

**Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)**

|  | Proposed<br>Alteration  | Permitted<br>Alteration                          | Proposed<br>Replacement                                | Permitted<br>Replacement                               |
|--|---|--|--|--|
| 10. <input type="checkbox"/> Designated Port Areas                 | Indicate size under Land Under the Ocean, below   |  |  |  |
| 11. <input type="checkbox"/> Land Under the Ocean                  | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    |  |  |
|  | <u>                    </u><br>c. c/y dredged   | <u>                    </u><br>d. c/y dredged    |  |  |
| 12. <input type="checkbox"/> Barrier Beaches                       | Indicate size under Coastal Beaches and/or Coastal Dunes below  |  |  |  |
| 13. <input type="checkbox"/> Coastal Beaches                       | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    | <u>                    </u><br>c. nourishment<br>cu yd | <u>                    </u><br>d. nourishment<br>cu yd |
| 14. <input type="checkbox"/> Coastal Dunes                         | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    | <u>                    </u><br>c. nourishment<br>cu yd | <u>                    </u><br>d. nourishment<br>cu yd |
| 15. <input type="checkbox"/> Coastal Banks                         | <u>                    </u><br>a. linear feet   | <u>                    </u><br>b. linear feet    |  |  |
| 16. <input type="checkbox"/> Rocky Intertidal Shores               | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    |  |  |
| 17. <input type="checkbox"/> Salt Marshes                          | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    | <u>                    </u><br>c. square feet          | <u>                    </u><br>d. square feet          |
| 18. <input type="checkbox"/> Land Under Salt Ponds                 | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    |  |  |
|  | <u>                    </u><br>c. c/y dredged   | <u>                    </u><br>d. c/y dredged    |  |  |
| 19. <input type="checkbox"/> Land Containing Shellfish             | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    | <u>                    </u><br>c. square feet          | <u>                    </u><br>d. square feet          |
| 20. <input type="checkbox"/> Fish Runs                             | Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above |  |  |  |
|  | <u>                    </u><br>a. c/y dredged   | <u>                    </u><br>b. c/y dredged    |  |  |
| 21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | <u>                    </u><br>a. square feet   | <u>                    </u><br>b. square feet    |  |  |
| 22. <input type="checkbox"/> Riverfront Area                       | <u>                    </u><br>a. total sq. feet  | <u>                    </u><br>b. total sq. feet |  |  |
| Sq ft within 100 ft  | <u>                    </u><br>c. square feet   | <u>                    </u><br>d. square feet    | <u>                    </u><br>e. square feet          | <u>                    </u><br>f. square feet          |
| Sq ft between 100-200 ft   | <u>                    </u><br>g. square feet   | <u>                    </u><br>h. square feet    | <u>                    </u><br>i. square feet          | <u>                    </u><br>j. square feet          |



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**B. Findings (cont.)**

\* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23.  Restoration/Enhancement \*:

a. square feet of BVW \_\_\_\_\_

b. square feet of salt marsh \_\_\_\_\_

24.  Stream Crossing(s):

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_

**C. General Conditions Under Massachusetts Wetlands Protection Act**

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
  - a. The work is a maintenance dredging project as provided for in the Act; or
  - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
  - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on \_\_\_\_\_ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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**C. General Conditions Under Massachusetts Wetlands Protection Act**

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,  

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]  
"File Number            285-1742 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1)  is subject to the Massachusetts Stormwater Standards
  - (2)  is NOT subject to the Massachusetts Stormwater Standards

**If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
  - i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
  - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
  - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;





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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) 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.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last 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);
  2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
  3. Allow members and agents of the MassDEP and the Commission 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.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.
- Special Conditions (if you need more space for additional conditions, please attach a text document):

**See Page 9A of 13**

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.

**DEP File No. 285-1742**  
**Applicant: WinnDevelopment**  
**Location: 526 Hartford Turnpike**

**ADDITIONAL SPECIAL CONDITIONS:**

21. The contractor, site engineer, or other individual in charge of work on the site shall have a copy of this Order available on site at all times.
22. No excavated material or construction debris shall be deposited in any resource area.
23. Any stockpiled earth shall be prevented from eroding into the resource area and/or buffer zone by the use of staked hay bales and/or siltation control.
24. By this Order, the Conservation Commission and/or its assigns shall have authorization to enter on the subject premises for determination of compliance with this or any inspection functions the Commission deems necessary.
25. The Commission reserves the right to make further requirements and conditions of the applicant and/or his assigns if deemed necessary to protect resource areas and interests as defined in MGL Chapter 131 Section 40 (310 CMR 10.00).
26. Prior to the commencement of construction on the site adequate erosion and sedimentation control measures shall be implemented and maintained in effect throughout the entire construction phase, and until the site has become stabilized with an adequate vegetative cover.
27. Any damage caused as a result of this project to any wetland resource areas shall be the responsibility of the applicant to repair, restore and/or replace to original conditions. Sedimentation or erosion into these areas shall be considered damage to wetland resource areas. If sediment reaches these areas, the Conservation Commission shall be contacted immediately by the applicant. A plan for abatement of the disturbance and restoration shall be submitted to and approved by the Conservation Commission.
28. This Order of Conditions was originally issued on November 7, 2016. An Extension Permit was issued by the Conservation Commission on October 15, 2019 extending the expiration of the Order of Conditions until November 7, 2022. Additional extensions of this Order may be applicable as detailed within recent Executive Orders issued by the Governor (i.e. COVID-19 Order No. 42).



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**D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable?  Yes  No
2. The \_\_\_\_\_ hereby finds (check one that applies):

Conservation Commission

- a.  that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b.  that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.  
The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):



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SHREWSBURY  
 City/Town

**E. Signatures**

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

NOVEMBER 7, 2016  
 1. Date of Issuance

Please indicate the number of members who will sign this form.  
 This Order must be signed by a majority of the Conservation Commission.

THREE  
 2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

by hand delivery on

by certified mail, return receipt requested, on

JANUARY 7, 2022  
 Date

\_\_\_\_\_  
 Date



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
285-1742  
MassDEP File #

eDEP Transaction #  
Shrewsbury  
City/Town

## F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 285-1742  
 MassDEP File #  
 eDEP Transaction #  
 Shrewsbury  
 City/Town

**G. Recording Information**

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Shrewsbury Conservation Commission, 100 Maple Avenue, Shrewsbury  
 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Shrewsbury Conservation Commission, 100 Maple Avenue, Shrewsbury  
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

526 Hartford Turnpike  
 Project Location

285-1742  
 MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

Property Owner

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

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee  
Transmittal Form**

Provided by DEP

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

**A. Request Information**

1. Location of Project

a. Street Address \_\_\_\_\_ b. City/Town, Zip \_\_\_\_\_  
c. Check number \_\_\_\_\_ d. Fee amount \_\_\_\_\_

2. Person or party making request (if appropriate, name the citizen group's representative):

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

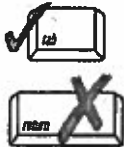
3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

4. DEP File Number:

\_\_\_\_\_

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



**B. Instructions**

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

DEP File Number: \_\_\_\_\_

**Request for Departmental Action Fee  
Transmittal Form**

Provided by DEP

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

**B. Instructions (cont.)**

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a copy of this form and a copy of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 7 - Extension Permit for Orders of Conditions**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

285-1742  
Provided by DEP

**A. General Information**

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



1. Applicant:

SMART GROWTH DESIGN, LLC  
Name  
625 SOUTH STREET  
Mailing Address  
SHREWSBURY MA 01545  
City/Town State Zip Code

2. Property Owner (if different):

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Barcode: 2019 00125683  
Bk: 61462 Pg: 04  
Page: 1 of 2 11/21/2019 01:08 PM WD

**B. Authorization**

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

11/7/16 Date Issued by: SHREWSBURY Conservation Commission

for work at: 526 HARTFORD TURNPIKE PLATE 4B PLOT 9  
Street Address Assessor's Map/Plat Number Parcel/Lot Number

recorded at the Registry of Deeds for:

WORCESTER 56395 93  
County Book Page

Certificate (if registered land)

is hereby extended until: 11/7/22 Date Date the Order was last extended (if applicable)

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

This Extension Permit must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (<http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

Signatures: \_\_\_\_\_ Date 10/15/19

[Signature] [Signature]  
[Signature] [Signature]



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

DEP File Number:

**WPA Form 7 – Extension Permit for Orders of Conditions**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

285-1742  
Provided by DEP

**C. Recording Confirmation**

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach this page and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

To:

Shrewsbury Conservation Commission  
Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

526 Hartford Turnpike  
Project Location

285-1742  
DEP File Number

has been recorded at the Registry of Deeds of:

County \_\_\_\_\_

for:

Property Owner \_\_\_\_\_

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

Date \_\_\_\_\_

Book \_\_\_\_\_

Page \_\_\_\_\_

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

Instrument Number \_\_\_\_\_

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

Document Number \_\_\_\_\_

Signature of Applicant \_\_\_\_\_



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

DEP File Number:

**WPA Form 7 – Extension Permit for Orders of Conditions**

285-1742  
Provided by DEP

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

**C. Recording Confirmation**

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach this page and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

To:

Shrewsbury Conservation Commission  
Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

526 Hartford Turnpike  
Project Location

285-1742  
DEP File Number

has been recorded at the Registry of Deeds of:

County \_\_\_\_\_

for:

Property Owner \_\_\_\_\_

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

Date \_\_\_\_\_

Book \_\_\_\_\_

Page \_\_\_\_\_

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

Instrument Number \_\_\_\_\_

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

Document Number \_\_\_\_\_

Signature of Applicant \_\_\_\_\_



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 7 - Extension Permit for Orders of Conditions

285-1742

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

Provided by DEP

A. General Information

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



1. Applicant:

SMART GROWTH DESIGN, LLC

Name

625 SOUTH STREET

Mailing Address

SHREWSBURY

City/Town

MA  
State

01545  
Zip Code

2. Property Owner (if different):

Name



Mailing Address

2019 00125683

City/Town

BK: 61462 Pg: 64

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State

Zip Code

B. Authorization

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

11/7/16  
Date

Issued by:

SHREWSBURY  
Conservation Commission

for work at:

526 HARTFORD TURNPIKE  
Street Address

PLATE 4B  
Assessor's Map/Plat Number

PLOT 9  
Parcel/Lot Number

recorded at the Registry of Deeds for:

WORCESTER  
County

56395  
Book

93  
Page

Certificate (if registered land)

Is hereby extended until:

11/7/22  
Date

Date the Order was last extended (if applicable)

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

This Extension Permit must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (<http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

Signatures:

10/15/19  
Date

*[Handwritten signatures]*

*[Handwritten signatures]*