

AnyFence Co.
1485 Washington Street
Holliston, MA

Notice of Intent (NOI) Package



Prepared by:

CDW Consultants, Inc.
4 California Avenue, Suite 301
Framingham, MA 01701

August 9, 2022
Revised: February 22, 2023

Application Package Contents

✓ List of Included Plans

Attachments:

✓ Proposed Project Summary

✓ Stormwater Report with Stormwater Checklist (Separate Cover)

✓ **Plans**

List of Included Plan

[illegible]

Proposed Project Summary

Site Description

The AnyFence Co. project is located at 42°10'53.5" N and 71°26'50.7" W, on the north side of Washington St. in Holliston, MA. The property is in the industrial district, with wetlands to the north and west, a vacant lot on the east, and Washington Street on the south. The existing building consists of a one-story office building and warehouse. The topography of the site consists mostly of shallow slopes, with steeper slopes along the wetland delineation to the north and west. The surface runoff from the site flows directly to the wetlands.

Project Summary

Under proposed conditions, a second story addition will be constructed on the front building. A retaining wall will be constructed next to the wetland delineation. The existing front pavement area and gravel area in the back will be removed and replaced with a new bituminous concrete surface. Two new drainage systems are proposed, one in the front and one in the rear, to mitigate the increase in imperviousness from the removal of the gravel island and small sections of grass to accommodate the proposed entry radii of the driveways, as well as additional paved area to be used as storage and parking areas. The infiltration systems will also provide recharge and water quality prior to discharging the water into the wetland.

Buffer Zone

The site is surrounded on the north and west sides by wetlands and is located within the 100 ft. wetland buffer zone under the Massachusetts Wetland Protection Act, and the Town of Holliston local by-law 50-ft. No Disturbance Zone.

The proposed work within the 50-ft. No Disturbance Zone consists of improvements to the front and rear existing parking lots/storage areas, including removal of crumbling pavement and gravel, and surface repaving, as well as loaming and seeding an area in the front left side of the property, construction of a retaining wall next to the wetland delineation with associated grading, and expansion of the pavement to allow for more space for temporary parking and storage.

The work within the 100-ft. wetland buffer is comprised of improvements to the parking and storage areas in the front and rear, including removal of existing pavement and gravel, and placement of a new bituminous concrete surface. The construction of the second story addition to the front building and the underground infiltration systems are located within both the 50-ft. No Disturbance Zone and the 100-ft. wetland buffer.

FEMA Flood Zone

The site is not located within a Special Flood Hazard area per FIRM Map Number 25017C0637E, effective date June 4, 2010. No increase in flooding to neighboring areas is anticipated.

Natural Heritage and Endangered Species Program

The Natural Heritage and Endangered Species Program (NHESP) is part of the Massachusetts Division of Fisheries and Wildlife and is responsible for the protection and conservation of endangered species and habitats. After review of the NHESP database and maps, it is evident that no certified or potential vernal pools exist within the project site. In addition, there are no endangered species or priority habitats identified within the project site (see attached figure).

Site Access

Construction access to the Site will be off of Washington Street, through the existing driveway on the right side of the site.

Mitigation Measures

During demolition and construction, an erosion control barrier will be placed along the site perimeter to protect all adjacent areas from erosion and sedimentation. The contractor will be preparing and implementing a Stormwater Pollution Prevention Plan while it is under construction.

The stormwater management system has been designed with deep sump catch basin, water quality structures and underground infiltration areas with separate filter fabric lined units for enhanced TSS removal.