



# CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #7  
NORTHBOROUGH, MASSACHUSETTS 01532  
T: (508) 393-9121

121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01116  
T: (978) 443-9566

Ryan Clapp, Agent  
Holliston Conservation Commission  
Town Hall  
Via email: [clappr@holliston.k12.ma.us](mailto:clappr@holliston.k12.ma.us)

March 4, 2024

RE: Master Paving- DEP File No. review.

Dear Mr. Clapp:

These are the supplemental responses for the NOI submission in response specifically to the question DEP posits-

*“Please provide narrative that demonstrates how the project complies with 310 CMR 10.58(5) a-e. Specifically see 10.58.5(a) and discuss how “at a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in [the Act]” From a review of the aerial mapping, it appears there may be additional BLSF on the site along the access route. Please provide the BFE and revise the plans accordingly.”*

## 310 CMR 10.58 (5)

- (a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

**RESPONSE-** this area exists in a degraded condition where it has been a former asphalt batch plant and construction equipment access area including storage of materials, collection of stormwater runoff, and has for the past nearly 15 years been used similarly absent the batch plant.

This project provides an improvement over existing conditions including upgraded stormwater management system, replacement of ageing structures, upgraded septic system, noise mitigation, increased tree plantings, and more benign use of the land.

Therefore this project improvements will significantly increase the property's protection of the interests of the Act relative to the RFA.

- (b) Stormwater management is provided according to standards established by the Department.

**RESPONSE-** New formal and modern stormwater basin complying with Stormwater Standards is in place of existing infiltration depression.

(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

**RESPONSE-** a small section of the proposed berm extension is within the 100 foot RFA where it replaces open gravel pit ground surface and is an improvement. Some paving apron and a small corner of a replacement building are located in the 100 foot RFA replacing existing buildings and concrete walls associated with a former asphalt batch plant. A formal stormwater basin is being upgraded within the 100 foot RFA, replacing the existing rudimentary stormwater management basin.

All of this work is proposed within previously developed areas on the property, and will significantly improve the property's protection of the interests of the Act.

(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

**RESPONSE-** the improvements, basin, pavement, and garage are outside the 200 foot RFA. As discussed above, the only work proposed within the 200 foot RA is in previously disturbed areas, and will significantly improve protection of the interests of the Act.

(e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).

**RESPONSE-** there is a total of 115,482 sf of area on site within the RFA, of which 38,776 sf has been recently restored (berm), 20,888 sf is stormwater collection area (past and presently proposed), and 14,544 sf is for a building and paved apron. Upon completion of this phase of the project there will have been a total of 55,7,29 sf of 'restored' RFA.

(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to

the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:

**RESPONSE-** restoration will total 42,656 sf upon completion of this phase of the project for the 14,544 sf of new building/paving, or at a 3:1 ratio (see 310 CMR 10.58(5)g citation below).

1. removal of all debris, but retaining any trees or other mature vegetation;

**RESPONSE-** any debris will be removed in conjunction with the extension of the berm.

2. grading to a topography which reduces runoff and increases infiltration;

**RESPONSE-** the entire 100 year storm is contained on site with no discharge to the wetlands/brook

3. coverage by topsoil at a depth consistent with natural conditions at the site; and

**RESPONSE-**the extension of the berm is specified to be a mulch rich topsoil similar to that of the existing berm (note site walk demonstrated the materials of the berm in situ)

4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;

**RESPONSE-** planting of the existing berm and extension is specified.

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Effective 10/24/2014 310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION Executive Office of Energy and Environmental Affairs.

Redevelopment means replacement, rehabilitation, or expansion of existing structures, improvement of existing roads or reuse of degraded or previously developed areas for purposes of 310 CMR 10.58, governing work in the riverfront area. For purpose of the Stormwater Management Standards as provided in 310 CMR 10.05(6)(k) through (q), redevelopment is defined to include the following projects: (a) maintenance and improvement of existing roadways including widening less than a single lane, adding shoulders, correcting substandard intersections, improving existing drainage systems and repaving; (b) development, rehabilitation, expansion and phased projects on previously developed sites provided the redevelopment results in no net increase in impervious area; and (c) remedial projects specifically designed to provide improved stormwater management such as projects to separate storm drains and sanitary sewers and stormwater retrofit projects.

**RESPONSE-** for (b) – rehabilitation of an existing contractor yard with modern facilities, stormwater enhancements, and environmental upgrades as noted above, with no net increase in impervious areas.

For (c)—both improved stormwater and sewer provisions are included consistent with this provision.

I trust this information is responsive to the outstanding questions of the Department, and helps your Commission.

Very truly,

George Connors 

For Master Paving et.al.

Cc's

