

**HEARINGS, MEETINGS, LICENSES**

**12-9-13**



A hearing will be held by the Board of Selectmen on Monday, December 9, 2013 at 7:30 PM in the Selectmen's Meeting Room at the Town Hall, located at 10 Nickerson Avenue, Middleborough, MA for the purpose of discussing application made by Purshottamdas Patel and Viktoria A. Patel for a Transfer of a Wine & Malt Beverages Package Goods Store Liquor license from Capeway Convenience Store, Inc. to Puriba, Inc., d.b.a. Capeway Convenience Store and for a Change of Manager, on property located at 578 Wareham Street, Middleboro, MA Assessors Map 101 Lot 1694, Middleborough, MA. Anyone desiring to be heard on this matter should appear at the time and place designated.

Stephen J. McKinnon  
Allin Frawley  
Ben Quelle  
Leilani Dalpe  
John M. Knowlton  
BOARD OF SELECTMEN

Publish: Middleborough Gazette 11/28/13

The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: \$200.00

(CHECK MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL)

CHECK NUMBER

428

IF USED EPAY, CONFIRMATION NUMBER

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

070000045

LICENSEE NAME

PURIBA, INC D/B/A CAPEWAY CONVENIENCE STORE

ADDRESS

578 WAREHAM STREET

CITY/TOWN

MIDDLEBOROUGH

STATE

MA

ZIP CODE

02346

TRANSACTION TYPE (Please check all relevant transactions):

- Alteration of Licensed Premises
- Change Corporate Name
- Change of License Type
- Change of Location
- Change of Manager
- Other
- Cordials/Liqueurs Permit
- Issuance of Stock
- Management/Operating Agreement
- More than (3) \$15
- New License
- New Officer/Director
- New Stockholder
- Pledge of Stock
- Pledge of License
- Seasonal to Annual
- Transfer of License
- Transfer of Stock
- Wine & Malt to All Alcohol
- 6-Day to 7-Day License

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION  
P. O. BOX 3396  
BOSTON, MA 02241-3396

**December 6, 2013**

**Board of Selectmen:**

**There is nothing in the CORI background records for Viktoria A. Patel to cause concern in approving her appointment as Manager.**

**Jackie Shanley, Executive Assistant**

The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

For Reconsideration

**FORM 43**  
**MUST BE SIGNED BY LOCAL LICENSING AUTHORITY**

070000045

ABCC License Number

Town of Middleborough

City/Town

12/9/13

Local Approval Date

**TRANSACTION TYPE (Please check all relevant transactions):**

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> New License                    | <input type="checkbox"/> New Officer/Director            | <input type="checkbox"/> Pledge of License          | <input type="checkbox"/> Change Corporate Name      |
| <input checked="" type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location              | <input type="checkbox"/> Pledge of Stock            | <input type="checkbox"/> Seasonal to Annual         |
| <input checked="" type="checkbox"/> Change of Manager   | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock          | <input type="checkbox"/> Change of License Type     |
| <input type="checkbox"/> Cordials/Liqueurs Permit       | <input type="checkbox"/> Issuance of Stock               | <input type="checkbox"/> New Stockholder            | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License         | <input type="checkbox"/> Management/Operating Agreement  | <input type="checkbox"/> Wine & Malt to All Alcohol |   |

Name of Licensee

EIN of Licensee

D/B/A

Manager

ADDRESS:

CITY/TOWN:  STATE:  ZIP CODE:

Annual or Seasonal

Category: (All Alcohol- Wine & Malt, Wine, Malt & Cordials)

Type: (Restaurant, Club, Package Store, General On Premises, Etc.)

Complete Description of Licensed Premises:

Approx 3250 sq. ft. building with 1,380 sq. ft. of store area, two front doors at each end of bldg. on front side and delivery door on right side of bldg. Exit on left side of bldg and rear exit.

Application Filed:

Date & Time

Advertised:

Date & Attach Publication

Abutters Notified:  Yes  No

Contact Person for Transaction

Phone:

ADDRESS:

CITY/TOWN:  STATE:  ZIP CODE:

Remarks:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission  
Ralph Sacramone  
Executive Director

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABCC Remarks:

\_\_\_\_\_

**BRIDGEWATER-RAYNHAM SAND & STONE  
1453 PLYMOUTH STREET  
BRIDGEWATER, MA  
508 697-5448  
FAX 508 697-8182**

December 4, 2013

Board of Selectman  
Town Hall  
Middleboro, MA 02346

Dear Selectmen:

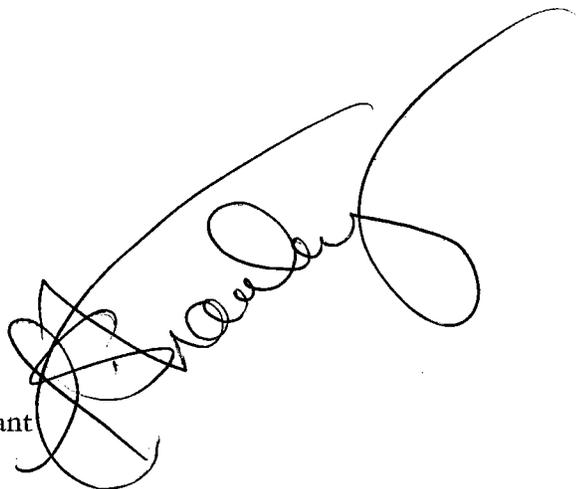
Requesting 1 year extension on the Chop Chaque cranberry bog project, located at 258 Tispaquin Street, Middleboro, MA

Respectfully,



Joseph A. Arruda

MEMO



TO: Board of Selectmen

FROM: Jackie Shanley, Executive Assistant

DATE: 12-9-13

**RE: Chop Chaque Cranberries, Inc. Earth Removal, 258 Tispaquin Street**

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Please be advised that resident Henry Sirignano visited the Selectmen's office on 11/19/13 to register a complaint re the above referenced Earth Removal permit. Mr. Sirignano reported to me that he had seen several trucks traveling Plymouth Street as of late and was upset because, as he pointed out to me, the permit for this site had expired on 10/25/13.

I asked Mr. Sirignano if he was reporting any activity at this site, to which he answered, no. He had only seen trucks traveling Plymouth Street. I suggested that Mr. Arruda's trucks may have been traveling Plymouth Street from his project in Carver. I advised Mr. Sirignano that I would contact Mr. Arruda and alert him that his permit had expired for 258 Tispaquin Street.

On 11/26/13 Joe Arruda visited the office on an unrelated matter. Since I had not had the opportunity to contact him yet about the expired permit, I advised him while he was here on 11/26/13. He indicated to me that he had not realized it had expired and inquired how to seek an extension.

Mr. Sirignano came into the office as Mr. Arruda was leaving. Once Mr. Arruda left the office, Mr. Sirignano reported to me that he had followed Mr. Arruda's trucks that day (11/26/13) and the day before, and he witnessed them hauling from this site.

Mr. Arruda has submitted his request for a one-year extension of his permit, which is before the Board this evening. I notified Mr. Sirignano by leaving a message at his home number as he requested that I do so.

**Chop Chaque Cranberries  
Permit No. 10-1**

**Conditions for Earth Removal Permit  
October 25, 2010**

<b>Name</b>	Chop Chaque Cranberries, Inc.	
<b>Street</b>	258 Tispaquin Street, Middleborough, MA	
<b>Past Earth Removal Permit No.</b>	NONE	
<b>New Earth Removal Permit No.</b>	<b>Permit No. 10-1</b>	
<b>Zoning Map Description</b>	Map 44, Lot 6036	
<b>Other Permits</b>	Middleborough Conservation Commission *Applicant to schedule an on-site visit to review the erosion control implementation prior to construction.	
<b>Proposed Volume</b>	Total	196,178 cubic yards

## CONDITIONS

### BOARD OF SELECTMEN

#### General Information

The time line and proposed work for the Chop Chaque Cranberries, Inc. project shall be as outlined in the **Project Plan** required under this permit, and approved by the Town's Agent. The Project Plan outline can be found in Appendix A of the Earth Removal Application Package.

The Project Plan outlines the proposed construction sequence and time lines for the project. The project plan shall be updated annually for approval by the Board of Selectmen or their designated 'Agent' (Town's Agent).

The Earth Removal Permit holder shall submit to the Town's Agent for review and approval, a **Project Plan** that will outline the planned activities and goals for each quarter of the phased construction work for each year of the permit. The following sections are applicable under this permit:

- a. General Conditions
- b. Standard Conditions and Site Requirements
- c. Special Conditions
- d. Inspection Fees and Bonding

#### A. General Conditions

1. All phased construction work consisting of re-grading shall be completed and required plantings shall be 'growing' prior to any application for a future earth removal permit or opening of new phases. No cutting, clearing, or grubbing of areas not included under the Project Plan as 'phased' work shall be performed at the site.

If any aforesaid described work is done in unpermitted areas, without the written permission of the Town's Agent, future earth removal requests may be forfeited.

The Town of Middleborough's Earth Removal Bylaw, as amended, should be reviewed by the project proponent to ensure that compliance requirements are met.

2. This permit is valid for **three (3) years**, or for a lesser time approved by the Board of Selectmen at the time of application and hearing and may be renewed for up to one (1) year thereafter at the discretion of the Board of Selectmen.

3. Hours of operation are limited from 7:30 A.M. to 4:30 P.M. Operation is allowed Monday through Friday. Motors of earth removal equipment, including trucks hauling material to and from the site, are not to be started or run until before 7:30 A.M and after 4:30 pm.

4. No operation at the site is allowed on Saturday, Sunday or Town Hall observed holidays, which are as follows:

New Year's Day	Labor Day
Martin Luther King Day	Columbus Day
Presidents Day	Veterans' Day
Patriots Day	Thanksgiving Day
Memorial Day	Christmas Day
Independence Day	

5. All excavated areas not part of the bogs will be top-soiled and planted per the specification on the approved plan or at the direction of the Town's Agent. All top and subsoil shall be stripped from the operation area and stockpiled for use in restoring the area after the removal operation has ceased. A minimum of four inches of topsoil must be put back in place.

6. The permit holder is not permitted to spot excavate to remove better material here and there on the site. The project will be excavated in phases, as provided on the approved plan. Phases shall be planted, prior to excavation of the next phase. The Town's agent may allow partial excavation into the next phase provided that planting is performed during the growing season.

7. Excessive erosion is to be controlled as determined by the Board of Selectmen's Agent, working with the Town's Conservation Commission's Agent. During non-construction periods, stockpiled materials may be required to be covered to prevent erosion from the site.

8. No refining or screening of material is allowed on the permitted property except the screening of sand and loam to be used for on-site cranberry bogs, gravel for on-site roadways and loam for final on-site grading and seeding.

Any utilized screening plant shall be no larger than 150 to 200 yards per hour.

The permit holder shall provide a written description, time frame, and proposed volume of material to be screened for approval by the Town's Agent.

9. Existing tree lines, natural land topography, and vegetative buffer zones shall be maintained a minimum of fifty feet (50 ft.) from all property lines. In the absence of tree lines on the property, then the natural vegetated buffer, shall be maintained for the same distances and trees planted in order to screen the site.

**B. Standard Conditions and Site Requirements**

1. Standard highway signs warning of heavy trucks entering the street shall be erected as directed by the Town's Agent and be in place prior to commencement of removal operations.
2. The Board of Selectmen, Conservation Commission, Town Manager, or their Agents shall be free to inspect the premises at any time during normal working hours with, or without, prior notice to the permit holder.
3. The permit holder shall adhere to all State laws pertaining to covering loads and weight loads.
4. Any spillage on public ways or private property shall be cleaned up immediately by the permit holder or its agent.
5. The Board of Selectmen may, following a public hearing, revoke the permit, modify or revise the conditions of the permit and/or impose a fine if they find that the permittee, or any agent of the permittee, violates any condition of this permit.
6. The Town Manager or designee is authorized to act as the Board of Selectmen's Agent in the administration and enforcement of this permit.
7. All loaded vehicles must be covered to prevent dust and contents from spilling or blowing from the property.
8. The haul road and loading area must be watered regularly to keep dust from blowing from the property. Gravel may be required to be added to the haul road by the Town's Agent to assist in dust control.
9. This permit is not transferable, except by vote of the Board of Selectmen. Notice of a pending sale or transfer must be provided to the Board of Selectmen. The Board of Selectmen will hold a public hearing to consider the transfer of this permit to the prospective buyer of the property.
10. During operations, where the excavation working face will have a depth of more than 15 feet with a slope in excess of 1:1, a fence at least three (3) feet high shall be erected to limit access to that excavation.
11. No area shall be excavated so as to cause accumulation of freestanding water, except in conjunction with a storage pond for cranberry bogs as shown on the plans. Permanent drainage shall be provided as needed in accordance with good conservation practices. Drainage shall not lead directly into or from streams or ponds, except as specifically approved by the Town's Agents and as allowed by state statute or regulation.

12. No excavation shall be closer than 200 feet to an existing public way unless specifically permitted by the Board of Selectmen at a publicly scheduled hearing. Natural vegetation shall be left and maintained on the undisturbed land for screening and noise reduction purposes.
13. Bog pumps will be powered electrically, or in the alternative, mufflers will be installed on pumps to reduce noise.
14. Gates will be installed on the haul road to prevent unauthorized access to the property.
15. Two by Three foot signs will be erected every 500' along the property line. The signs will display the permit number, the name and phone number of the permit holder's agent and the name and phone number of the Town's Agent, together with the words "NO TRESPASSING-EARTH REMOVAL IN PROGRESS".
16. All trucks hauling from the site must display a sign on the rear of the truck in an area that will be unobstructed and clearly in view displaying the words "TOWN OF MIDDLEBOROUGH **PERMIT No. 10-1**".
17. A copy of this Earth Removal Conditions shall be filed with the Registry of Deeds by the Permit holder as a notice to all that these conditions restrict work on the lot under the permit.
18. A Certificate of Compliance will be issued by the Board of Selectmen when the project is completed. The Certificate of Compliance will operate to release the lot from the conditions of the permit and terminate the permit. The Certificate of Compliance must also be filed with the Registry of Deeds by the permit holder.
19. The approved plan shall be modified to include the general location (no survey required) of any monitoring wells on the site.
20. No standing trees are to be cut, trimmed, or removed from the site, except for those areas shown on the approved plan. Violation shall result in a fine being imposed, in accordance with Earth Removal Bylaw §6, and/or revocation of this Permit. If any tree needs to be trimmed, cut, or removed, prior approval shall be provided by the Town's Agent.
21. No rock crushing is authorized. Any proposed rock crushing may be authorized by the Board of Selectmen following a public hearing on a request for an Earth Removal Permit modification.
22. Excessive noise levels, as determined by the Town's Agent, shall result in onsite equipment modification within one (1) week of notification.

23. De-watering operation plans shall be provided through a modification to the submitted Project Plan for review and acceptance by the Town's Agent. De-watering may be limited during the summer months. Siltation barriers will be provided as required by the Town's Agent.

**C. Special Conditions**

1. All access to and from the permitted property will be as follows:

**Entering:** Route 44 to East Main Street to Plymouth Street to Rocky Meadow Street to the site.

**Exit:** Rocky Meadow Street to Plymouth Street to East Main Street to Route 44.

2. Trucks will not idle on **Tispaquin** Street at any time.

3. The permit holder will be responsible for maintaining the roadway to no less than present conditions after consultation with Highway Superintendent or designee every four (4) months or if conditions warrant immediate action.

**D. Inspection Fees and Bonding**

**Inspection Fees**

1. An initial review to confirm compliance with permit conditions and restrictions must be performed by the Board of Selectmen's Agent before the commencement of any earth removal activities.

The fee for this review is \$ 400.00, due and payable at the time the permit holder notifies the Board of Selectmen's Agent that all requirements of the permit which must be done prior to commencement of work have been accomplished, and the permit holder is ready for the Agent to perform the initial review.

2. Quarterly reviews must be performed by the Board of Selectmen's Agent every three months following commencement of earth removal work. These reviews will include a field review and plan review to determine on-going compliance with the permit.

- a. The fee for each such review is \$ 400.00, due and payable to the Town three months after the commencement of earth removal on the lot and every three months thereafter for the duration of the permitted project.
- b. This report, along with **the Project Plan** will be made available to the public in the Selectmen's Office, upon request.
- c. The Board's Agent will include, with the quarterly review, a written assessment and update of actual activities and goals that were

provided under **the Project Plan**.

- d. The Boards' Agent will determine if **the Project Plan** is meeting the proposed activities and goals. If **the Project Plan** activities and goals are not met for three (3) consecutive quarters, the project permit shall be suspended and a hearing with the Board of Selectmen shall be held to determine if the permit shall be reissued.

**Bond Requirements**

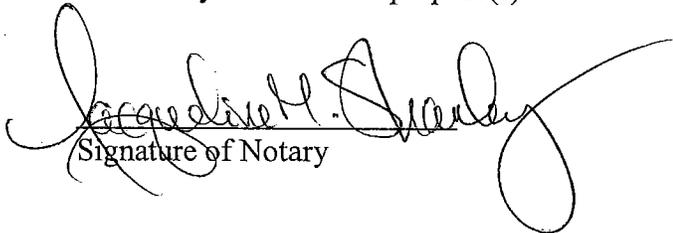
1. A bond, or acceptable alternative surety, in the amount of **\$50,000.00** will be required to indemnify the Town for damage to private or Town property and for use by the Town for site closure in the event of abandonment of the project.

Marsha L. Brunelle, Chairman  
BOARD OF SELECTMEN

  
Date

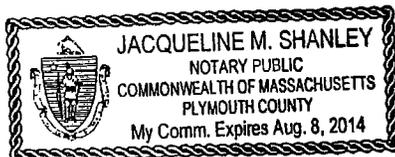
Commonwealth of Massachusetts  
County of Plymouth

On this 25th day of October, 2010, before me the undersigned Notary Public, personally appeared Marsha L. Brunelle, proved to me through satisfactory evidence of identification which was/were Personal Knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose(s).

  
Signature of Notary

(Seal)

My commission expires 8.8.14



# Project Plan

## 1.0 Purpose

The purpose of the project is to remove excavated mineral soil associated with the construction of a cranberry bog.

## 2.0 Existing Site

The existing site consists of cranberry bogs, water supply reservoirs, undisturbed upland and wetland resource areas. The site has been subject to past earth removal permit associated with cranberry bog construction (Permit 03-2). The site contains approximately 127 acres.

## 3.0 Proposed Project

The earth removal is necessary for the construction of a new 2.0 acre cranberry bog, expansion of an existing cranberry bog, and removal of stockpiled material associated with past cranberry bog construction. The removals associated with each area are 99,171 CY, 37,007 CY and 60,000 CY respectively 196,178 CY Total.

## 4.0 Past Earth Removal Activities

The project was subject to past earth removal permits numbered 99-5 and 03-2. There are no known issues related to either permit.

## 5.0 Phases

The cranberry bogs are to be constructed in one phase over a two (2) year period.

## 6.0 Time Frame

A Two (2) year permit is requested.

## 7.0 Project Description

The removal volume to be removed will require that not more than 50 truckloads (1250 CY±) be removed from the site per day. It is estimated that an average day will involve 25 truckloads per day (625 CY±). A total of 196,178 CY of material is proposed to be removed from the site as shown on the "Plans To Accompany Earth Removal Application" (Plans). Existing treed buffer zones to property lines, roadways and wetlands as required will be maintained. There are no specific site

conditions requiring special consideration. A dewatering system is not proposed, as pond construction is not needed for this project. There are no known water supply wells within 200 feet of the project.

The plans indicate the volume of material to be removed, sloping of side slopes (3:1), erosion and sedimentation controls and final treatment of all disturbed areas. Dust control will be controlled by use of a water truck or other similar means.

No crushing plant is proposed however there may be a need to screen material in order to generate sand for bog construction and maintenance sanding.

**TOWN OF MIDDLEBOROUGH**  
**EARTH REMOVAL APPLICATION**  
**and renewal form**

**1. General Information**

Name of Applicant: Bridgewater Raynham Sand & Stone

Address of Applicant: 1453 Plymouth Street

Town or City: Bridgewater

Owner of Property: Chop Chaque Cranberries, Inc.

Location of Property: 258 Tispaquin Street

Assessor's Parcel and Map Numbers Map 44 Parcel 6036

Map \_\_\_\_\_ Parcel \_\_\_\_\_

Map \_\_\_\_\_ Parcel \_\_\_\_\_

**2. Permit Status**

New Application or Renewal: New Application

Request for an Extension of Time for existing permit. \_\_\_\_\_

Existing Permit Number: \_\_\_\_\_

Parcel(s) Acreage: 126.9 Acres

Estimated Number of Cubic Yards to be Removed: 196,178 Cubic Yards

Requested Time Frame of Permit 3 years

Brief Project Description and Reasons for Request:

The applicant/owner is requesting a permit to remove material in order to expand an existing cranberry bog, construct a new section of bog and remove stockpiles.

3. Project Plan

Has a Project Plan being submitted with this Application? Yes

An Application for an Earth Removal Permit will not be accepted by the Board of Selectmen for a public hearing, unless submitted with this application.

4. Planning Information

a. Proposed Traffic Route from site to unloading of materials.

*As agreed to in E.R. Conditions Approved by Board of Selectmen*  
*(JS.)*

~~Truck route Rocky Meadow to first gated entrance left on to Tispaquin Street then follow route per Earth Removal Permit #03-2 All access to and from the property will be as follows:~~

~~Entering: Rte. 44 to East Main Street to Plymouth Street to Tispaquin Street~~

~~Exit: Tispaquin Street to Short Street to Plymouth Street to East Main Street to Rte. 44~~

b. Has a plan and Notice of Applicability (NOA) or Intent (NOI) been submitted to the Town of Middleborough's Conservation Commission? Yes

c. Has Order of Conditions by Conservation Commission been issued: If so what is project number and date of conditions : No

d. Provide a copy of the Order of Conditions so they may be attached to the permit.

e. Is there a Department of Environmental Protection – Water Management Act Registration or Permit for this property? Yes

Permit No. \_\_\_\_\_ Registration No. \_\_\_\_\_

f. Has a Farm Plan been completed? Yes Please provide a copy.

g. Expected Date of Project Completion: 12/31/2012

5. Engineering General Information

Engineering Firm Name: G.A.F. Engineering, Inc.

Engineer's Contact/Name : William F. Madden, P.E.

Street: 266 Main Street

Town/City Wareham

Phone Number: 508-295-6600

**7. Financial Obligations**

Do you owe any property taxes, water, sewer or any other financial obligation to the Town of Middleborough that is not current?

\_\_\_\_\_ yes      X \_\_\_\_\_ no

**8. Authorization of Applicant**

a. Have you authorized the engineer to speak on your behalf regarding project questions that may come up prior to the public hearing?

Yes \_\_\_\_\_ yes      \_\_\_\_\_ no

b. I have reviewed this Application Package and attached information and deem it to be correct.

Joseph Aruda (agent)  
Signature of Applicant

Joseph Aruda  
Printed Name of Applicant

Date 8/5/00

Phone Number: 1-508-795-6600

## APPENDIX B

### PLAN CHECKLIST

PLEASE COMPLETE CHECKLISTS FOR PLANS AND PROJECT PLAN AND INITIAL:

<b>PLANS</b>	<b>Check</b>	<b>Initials</b>
<b>A. Cover page that shows:</b>		
1. Name of project:	<input checked="" type="checkbox"/>	_____
2. General directional and town locus:	<input checked="" type="checkbox"/>	_____
3. Water Resource Protection District limits	<input checked="" type="checkbox"/>	_____
4. Engineering Firm Name and address	<input checked="" type="checkbox"/>	_____
5. Flood Map limits (if applicable)	<input type="checkbox"/>	_____
6. Zoning District limits	<input type="checkbox"/>	_____
<b>B. Civil Drawing Sheet 1 - that show at a minimum:</b>		
1. Existing streets	<input checked="" type="checkbox"/>	_____
2. Property lines and names of adjacent properties/abutters	<input checked="" type="checkbox"/>	_____
3. Existing tree lines	<input checked="" type="checkbox"/>	_____
4. Existing and proposed topographical contours (5' foot minimum)	<input checked="" type="checkbox"/>	_____
5. Town roadways	<input checked="" type="checkbox"/>	_____
6. Proposed treed buffer zones between edges of excavation and abutters	<input checked="" type="checkbox"/>	_____
7. Proposed buffer zones between property excavation and town street(s)	<input checked="" type="checkbox"/>	_____
8. Distances of proposed reservoir or excavations from property lines of abutters.	<input type="checkbox"/>	_____
9. Location and type of proposed excavation and work	<input checked="" type="checkbox"/>	_____
10. Locations of stockpiling of materials	<input type="checkbox"/>	_____
11. Proposed reservoir volume, slopes and bottom elevations	<input checked="" type="checkbox"/>	_____
12. Site of proposed dewatering pond, discharge and overflow structure	<input type="checkbox"/>	_____
13. Any proposed buildings, structures or utilities	<input type="checkbox"/>	_____
14. Roadway systems and gates, and proposed paving areas	<input checked="" type="checkbox"/>	_____
15. Proposed areas of agricultural uses	<input checked="" type="checkbox"/>	_____
16. Indications of phased operations	<input type="checkbox"/>	_____
17. Areas to be seeded	<input type="checkbox"/>	_____
18. Existing and proposed slopes with limits of final grading	<input checked="" type="checkbox"/>	_____
19. Locations of ditches	<input checked="" type="checkbox"/>	_____
20. Wetlands and water resource areas	<input checked="" type="checkbox"/>	_____
21. Elevations of water (high, low) as applicable	<input checked="" type="checkbox"/>	_____
22. Drainage patterns with directional arrows showing flow	<input type="checkbox"/>	_____
23. Fencing	<input type="checkbox"/>	_____
24. Professional Engineers Civil stamp	<input checked="" type="checkbox"/>	_____

25. Date of preparation  
Other information as appropriate to good engineering design

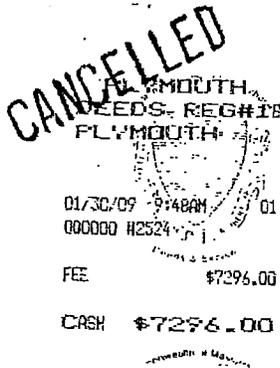
✓ \_\_\_\_\_

**C. Civil Drawing Sheet Number 2 (as applicable)**

- 1. Pond specifications with erosion controls
- 2. Erosion controls
- 3. Side Flow Profile

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Received & Recorded  
 PLYMOUTH COUNTY  
 REGISTRY OF DEEDS  
 30 JAN 2009 09:49AM  
 JOHN R. BUCKLEY, JR.  
 REGISTER  
 Bk 36740 Pg 15-17



QUITCLAIM DEED

**Beaton-Le Baron Company, Inc.** a Massachusetts corporation with a regular place of business in Wareham, Plymouth County, Massachusetts in consideration of One Million Six Hundred Thousand (\$1,600,000.00) Dollars paid, grant to **Chop Chaque Cranberries, Inc.**, a Massachusetts corporation with a regular place of business at 34 Washington Street, Wellesley, Massachusetts 02481, with QUITCLAIM COVENANTS, the following real estate in Middleborough, Plymouth County, Massachusetts:

PARCEL ONE:

Land on and off the westerly or southwesterly side of Rocky Meadow Street described in a deed of Fletcher Clark, Jr. et al Trustees under the will of Thomas S. Peirce dated June 5, 1968 recorded in the Plymouth County Registry of Deeds in Book 3455, Page 733 bounded and described as follows, on the SOUTH - by land of Nilo and Elsie Korpinen; on the EAST - by Rocky Meadow Street; and on the NORTH and WEST - by land now or formerly of Fletcher Clark, Jr. et al, Trustees u/w/o Thomas S. Peirce. For title, see the deed of Elliott G. Beaton et al dated October 29, 1976 recorded in said Registry in Book 4217, Page 127 and the deed of Alan G. Paulding et al dated January 22, 2009 recorded herewith.

Excepting herefrom land conveyed by Beaton-Le Baron Company, Inc. and Alan G. Paulding et al to Tispaquin Realty Corp. by deed dated March 17, 2005 recorded in said Registry in Book 30328, Page 001.

The property conveyed herein is believed to be a portion of Lot 6036 on Middleborough Assessors Map 44 and Map 53.

PARCEL TWO:

Land on and off the westerly or southwesterly side of Rocky Meadow Street and on and off the westerly and northerly sides of Tispaquin Street described in a deed of Ernest B. Jones and Maurice A. Jones dated December 18, 1924 recorded in the Plymouth County Registry of Deeds in Book 1474, Page 415. For title see the deed of Eleanor F. Morey et al dated October 29, 1976 recorded in said Registry in Book 4217, Page 128 and the deed of Grace B. LeBaron dated October 14, 1976 recorded in said Registry in Book 4217, Page 126.

The property conveyed herein is believed to be a portion of Lot 6036 on Middleborough Assessors Map 44 and Map 53 and also Lot 2073 and Lot 2075 on Middleborough Assessors Map 53.

Return to:

Decas, Murray & Decas  
 P.O. Box 201  
 Middleboro, MA 02346

PARCEL THREE:

Land on the northerly side of Short Street described in a deed of Elk Breeding & Grazing Association, Incorporated dated June 25, 1930 recorded in the Plymouth County Registry of Deeds in Book 1596, Page 342. For title see the deed of Eleanor F. Morey et al dated October 29, 1976 recorded in said Registry in Book 4217, Page 128 and the deed of Grace LeBaron dated October 14, 1976 recorded in said Registry in Book 4217, Page 126.

Excepting herefrom all land on the southerly side of Short Street.

The property conveyed herein is believed to be shown as Lot 1095 on Town of Middleborough Assessors Map 53.

PARCEL FOUR:

Land on the northerly side of Tispaquin Street described in a deed of Tispaquin Realty Corp. dated April 8, 2005 recorded in the Plymouth County Registry of Deeds in Book 30317, Page 326. See said deed for title.

The property conveyed herein is believed to be shown as Lot 6237 on Town of Middleborough Assessors Map 44.

PARCEL FIVE:

Land on the southerly side of Tispaquin Street described in a deed of Tispaquin Realty Corp. dated February 14, 2007 recorded in the Plymouth County Registry of Deeds in Book 34125, Page 131. See said deed for title.

The property conveyed herein is believed to be shown as Lot 644 on Town of Middleborough Assessors Map 53.

The parcels conveyed in this deed are subject to rights, easements and liens of record insofar as the same are in force and effect.

The within grantor changed its name in 1982 from B-LeBaron Company, Inc. to Beaton-Le Baron Company, Inc. See certificate recorded in the Plymouth County Registry of Deeds in Book 17845 Page 032.

Hereby conveying all real estate owned by the within grantor in Middleborough, Plymouth County, Massachusetts however the same may be bounded and described and wherever located.

IN WITNESS WHEREOF the said Beaton-Le Baron Company, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Malcolm Phinney, its President and Barbara E. Bailey, its Treasurer hereto duly authorized this 30th day of January, 2009.

Beaton-Le Baron Company, Inc.

By:

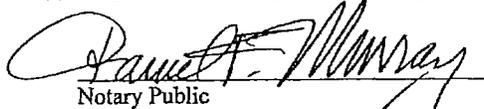
Malcolm Phinney  
Malcolm Phinney, President

Barbara E. Bailey  
Barbara E. Bailey, Treasurer

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS:

On this 30<sup>th</sup> day of January, 2009 before me, the undersigned Notary Public, personally appeared the above named Barbara E. Bailey, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license / personal knowledge of the identity of the above named, to be the person whose name is signed on the preceding document, and acknowledged to me that (s)he signed it voluntarily for its stated purpose.

  
Notary Public

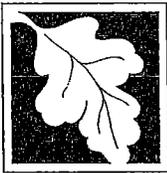
My Commission Expires: May 4, 2012



Street Address of Properties

1. Parcel One: Rocky Meadow Street, Middleboro, MA 02346
2. Parcel Two: Rocky Meadow Street & Tispaquin Street, Middleboro, MA 02346
3. Parcel Three: Short Street, Middleboro, MA 02346
4. Parcel Four: Tispaquin Street, Middleboro, MA 02346
5. Parcel Five: Tispaquin Street, Middleboro, MA 02346

TMY/BOS



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:  
220-1132  
MassDEP File #  
eDEP Transaction #  
Middleborough  
City/Town

**A. General Information**

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

1. From: Middleborough  
Conservation Commission

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

3. To: Applicant:

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



a. First Name Bridgewater Raynham Sand and Stone b. Last Name \_\_\_\_\_  
c. Organization \_\_\_\_\_  
1453 Plymouth Street  
d. Mailing Address \_\_\_\_\_  
e. City/Town Bridgewater f. State MA g. Zip Code 02324

4. Property Owner (if different from applicant):

a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_  
c. Organization Chop Chaque Cranberries, Inc.  
34 Washington Street, Suite Dec 7  
d. Mailing Address \_\_\_\_\_  
e. City/Town Wellesley f. State MA g. Zip Code 02481

5. Project Location:

a. Street Address 258 Tispaquin Street b. City/Town Middleborough  
c. Assessors Map/Plat Number Map 44 d. Parcel/Lot Number Lot 6036  
Latitude and Longitude, if known: 41d54m15s d. Latitude 70d51m09s e. Longitude



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

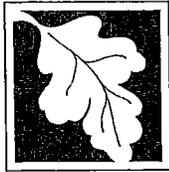
6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):  
 Plymouth  
 a. County Plymouth b. Certificate Number (if registered land) 15  
 c. Book 36740 d. Page 15
7. Dates: a. Date Notice of Intent Filed 8/6/2010 b. Date Public Hearing Closed 8/19/2010 c. Date of Issuance 8/19/2010
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):  
Off Rocky Meadow Street, Middleborough, MA 3 pages  
 a. Plan Title G.A.F. Engineering, Inc. b. Prepared By William F. Madden, Civil Reg. Prof. Eng.  
 c. Signed and Stamped by pg1 1"=2083'aerial, pg 2 1"=150', pg3 1"=40'  
 d. Final Revision Date 8/5/2010
- 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	_____ e. 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                  | _____   | _____                   |                         |                          |
|  | a. square feet  | b. square feet          |                         |                          |
|  | _____   | _____                   |                         |                          |
|  | c. c/y dredged  | 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                       | _____   | _____                   | _____ cu yd             | _____ cu yd              |
|  | a. square feet  | b. square feet          | c. nourishment          | d. nourishment           |
| 14. <input type="checkbox"/> Coastal Dunes                         | _____   | _____                   | _____ cu yd             | _____ cu yd              |
|  | a. square feet  | b. square feet          | c. nourishment          | d. nourishment           |
| 15. <input type="checkbox"/> Coastal Banks                         | _____   | _____                   |                         |                          |
|  | a. linear feet  | b. linear feet          |                         |                          |
| 16. <input type="checkbox"/> Rocky Intertidal Shores               | _____   | _____                   |                         |                          |
|  | a. square feet  | b. square feet          |                         |                          |
| 17. <input type="checkbox"/> Salt Marshes                          | _____   | _____                   | _____                   | _____                    |
|  | a. square feet  | b. square feet          | c. square feet          | d. square feet           |
| 18. <input type="checkbox"/> Land Under Salt Ponds                 | _____   | _____                   |                         |                          |
|  | a. square feet  | b. square feet          |                         |                          |
|  | _____   | _____                   |                         |                          |
|  | c. c/y dredged  | d. c/y dredged          |                         |                          |
| 19. <input type="checkbox"/> Land Containing Shellfish             | _____   | _____                   | _____                   | _____                    |
|  | a. square feet  | b. square feet          | c. square feet          | 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 |                         |                         |                          |
|  | _____   | _____                   |                         |                          |
|  | a. c/y dredged  | b. c/y dredged          |                         |                          |
| 21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | _____   | _____                   |                         |                          |
|  | a. square feet  | b. square feet          |                         |                          |



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### B. Findings (cont.)

\* #22. 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.

22.  Restoration/Enhancement \*:

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

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

23.  Stream Crossing(s):

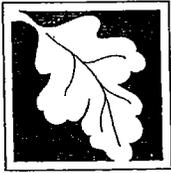
\_\_\_\_\_ a. number of new stream crossings

\_\_\_\_\_ 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.
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.
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.
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.



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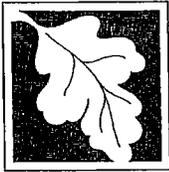
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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

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            220-1132 "
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.
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.



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

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.

**NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS**

19. **The work associated with this Order (the "Project") is (1)  is not (2)  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;
- 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.



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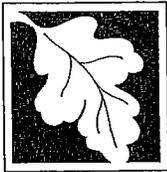
### C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

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 attached**

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**Standard Conditions**

**DEP File #:** 220-1132

**Applicant:** Bridgewater Raynham Sand & Stone

1. A member of the Conservation Commission or its agent may enter and inspect the property and the activity that are the subjects of this Order of Conditions (OOC) at all reasonable times, with or without probable cause or prior notice, and until a Certificate of Compliance (COC) is issued, for the limited purpose of evaluating compliance with this OOC.
2. The term "applicant" as used in this OOC shall refer to the owner, any successor in interest or successor in control of the property referenced in the Notice of Intent, supporting documents and this OOC. The Commission shall be notified in writing within 30 days of all transfers of title of any portion of property that take place prior to the issuance of the COC.
3. This document shall be included by reference in all contracts, plans and specifications dealing with the activity that is the subject of this OOC, and that are created or modified after the issuance date of this OOC, along with a statement that this OOC shall supersede any conflicting contractual arrangements, plans or specifications.
4. The applicant shall provide a copy of this OOC to the person or persons supervising the activity that is the subject of this OOC, and will be responsible for ensuring that all persons performing the permitted activity are fully aware of the terms and conditions of this OOC.
5. If any change is made in the above-described plan(s) which may or will alter an area subject to protection under the Wetlands Protection Act, 310 CMR 10.00, the applicant shall inquire from this Commission or its agent, prior to implementing the change in the field, whether the change is significant enough to require the filing of a new Notice of Intent. Any errors in the plans or information submitted by the applicant shall be considered changes and the above procedures shall be followed.
6. It is the responsibility of the applicant to complete any review required by all agencies with jurisdiction over the activity that is the subject of this OOC, and to procure all required permits or approvals before any work commences. These reviews, permits and approvals may include but are not limited to the following:
  - a. Review by the U.S. Army Corps of Engineers for any Category 2 or Individual Permit activity, and procurement of any permits or approvals identified by the Corps;
  - b. Review by the Department of Environmental Protection (DEP) and procurement of any permits or approvals identified by DEP;

**Standard Conditions**

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- c. Review by the Massachusetts Natural Heritage and Endangered Species Program for any projects within estimated and/or priority habitat and any permits or approvals identified by the Program;
  - d. Review by local planning boards, boards of health, zoning boards, and building inspectors, and procurement of any permits or approvals required by these boards or agencies.
7. All construction materials, earth stockpiles, landscaping materials, slurry pits, waste products, refuse, debris, stumps, slash, or excavate may only be stockpiled or collected in areas as shown and labeled on the approved plan(s), or if no such areas are shown must be placed or stored outside all resource areas and associated buffer zones (unless authorized to do so) under cover and surrounded by a double-staked row of hay bales to prevent contact with rain water.
  8. No material of any kind may be buried, placed or dispersed in areas within the jurisdiction of the Commission by activities that are the subject of this OOC, except as are expressly permitted by this OOC or the plans approved herein.
  9. There shall be no pumping of water from wetland resource areas.
  10. All waste products, grubbed stumps, slash, construction materials, etc. shall be deposited at least 100 feet from wetland resource areas unless specified in this OOC.
  11. No fuel, oil, or other pollutants shall be stored in any resource area or the buffer zone thereto, unless specified in this OOC or expressly authorized by the Commission or their agent.
  12. Any material placed in wetland resource areas by the applicant without express authorization under this OOC shall be removed by the applicant upon demand by the Conservation Commission or its agent.
  13. There shall be no underground storage of fuel or other hazardous substance in areas within the jurisdiction of the Conservation Commission.
  14. Removal and storage of hazardous waste, if in an area subject to protection under the Wetlands Protection Act shall be as follows:
    - a. Removal and storage shall be conducted only when approved and directed by DEP, the U.S. Environmental Protection Agency (EPA) or other applicable state or federal agency under which remedial activities are

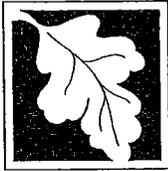
**Standard Conditions**

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**Applicant:** Bridgewater Raynham Sand & Stone

- b. directed and shall be conducted in the manner specified in the Notice of Intent and appropriate agency directives.
  - c. All hazardous materials, products and waste produced , stored or removed must be handled, treated and disposed of in accordance with local, state and federal law regulating such materials and must be located outside of the buffer zone to wetland resource areas, unless specifically authorized by the OOC and appropriate state and federal licensing and permitting agencies.
  - d. No hazardous waste shall be introduced or discharged into or toward wetland resource areas.
  - e. No hazardous waste shall be introduced or discharged into the sanitary or sewage systems in such a manner which will result in an impact to wetland resource areas unless approved by the Conservation Commission, board of health, DEP and/or EPA.
  - f. Identification of all types of hazardous materials used, produced or stored shall be submitted to the Conservation Commission in writing.
15. No trash dumpsters will be allowed within 100 feet of areas subject to protection under the Wetlands Protection Act unless authorized by the OOC.
16. This OOC shall pertain to the roadways, utilities within the roadway layout, and associated drainage facilities. Individual lot construction, including driveways, lot utilities, sewage and water, if under the Commission's jurisdiction, shall require individual Notices of Intent and/or Requests for Determination.
17. This OOC authorizes only the activity described on the approved plans(s) and approved documents referenced in this OOC. Any other or additional activity in areas within the jurisdiction of the Commission will require separate review and approval by the Commission or its agent.

Strict compliance with these Standard Conditions may be waived when in the judgment of the Conservation Commission such action is in the public interest and not inconsistent with the Wetlands Protection Act.



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:  
220-1132  
MassDEP File #

eDEP Transaction #  
Middleborough  
City/Town

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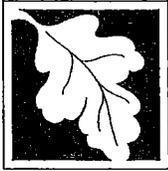
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Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

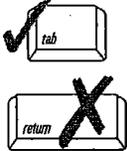
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
220-1132  
MassDEP File #

eDEP Transaction #  
Middleboro  
City/Town

**E. Signatures**

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



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

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy must be mailed, hand delivered or filed electronically at the same time with the appropriate MassDEP Regional Office.

8/19/2010  
1. Date of Issuance  
Five  
2. Number of Signers

Signatures:

[Signature]  
[Signature]  
[Signature]

[Signature]  
[Signature]

by hand delivery on

by certified mail, return receipt requested, on

Date

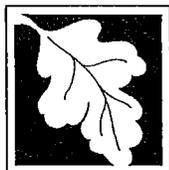
Date

**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 of 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:  
 220-1132  
 MassDEP File #  
 eDEP Transaction #  
 Middleborough  
 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.

Middleborough  
 Conservation Commission

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

To:

Middleborough  
 Conservation Commission

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

<u>258 Tispaquin Street</u>	<u>220-1132</u>
Project Location	MassDEP File Number

Has been recorded at the Registry of Deeds of:

<u>Plymouth</u>	<u>36740</u>	<u>15</u>
County	Book	Page

for: Chop Chaque Cranberries, Inc.  
 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:

8/19/2010  
 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