

TOWN OF BOURNE CONSERVATION COMMISSION

24 Perry Avenue
Buzzards Bay, Massachusetts 02532

FILING REQUIREMENTS AND CHECKLIST

Policy Guideline 98-1: Filing Requirements and Checklist

General:

The following information will be required for most Notice of Intent filings. The checklist will need to be included with the finished Notice of Intent as an outline of the information provided. This checklist need not be sent to DEP.

The Conservation Commission acts as a reviewing agency. Filing requirements pursuant to MGL C. 131 s.40 and the Town of Bourne Wetlands Protection Bylaw Article 3.7, are the applicant's responsibility. **THE COMMISSION WILL AUTOMATICALLY CONTINUE THE HEARING ON AN APPLICATION, WHICH DOES NOT CONFORM TO THESE FILING REQUIREMENTS.**

If a Board of Health permit is needed, filing with the Conservation Commission and the Board of Health should be done concurrently. The Commission encourages applicants to file an abbreviated Notice of Resource Area Delineation (DEP Form 4A) to "lock-in" wetland resource boundaries BEFORE going to the Board of Health and/or the Planning Board.

Information Relative To All Plans:

1. _____ Title Box: date, owner/applicant, bar scale, latest revision
2. _____ North arrow
3. _____ Locus map
4. _____ Assessor's reference: map and parcel number
5. _____ Lot area in square feet
6. _____ Property boundaries
7. _____ Scale no smaller than 1 inch=40-ft. (The Commission prefers 1 inch=20-ft.)
8. _____ Existing contours at 2-ft. intervals based on Mean Sea Level (NGVD)
9. _____ Resource areas labeled (BVW, flood zones, riverfront area, dune, etc.)

10. _____ **All Wetland Resource Area** boundaries should be displayed with each individual flagging station numbered (Example: BVWI, BVW2, BVW3, etc.). The numbering system must correspond to the
11. _____ A 200-ft. setback line from the Riverfront Resource Areas and a 100-ft. setback line from all other Wetland Resource Areas
12. _____ ACEC boundaries must be displayed on the plan, if applicable
13. _____ A no habitable dwelling, accessories or roadway/driveway 50-ft. setback from all Wetland Resource Area boundaries (including top of coastal banks and/or the landward edge of dunes) is required on the plan for all new construction.
14. _____ A minimum 25-ft. strip of naturally occurring vegetation is required up-gradient of any Wetland Resource Area boundary and must be displayed.
15. _____ Erosion control mechanisms and the limit of work line should be displayed. Where applicable the Commission requests that erosion control devices be located at the limit of work line.
16. _____ The **ORIGINAL** signed and stamped plan, and one copy must be submitted with the Notice of Intent.
 - Field locations of property lines, wetland lines, resource area delineations, etc. require a R.L.S stamp and signature.
 - Septic systems require either a R.S. or a P.E. stamp and signature.
 - Foundations on piers or pilings, retaining walls, docks and revetments require a P.E. stamp and signature.
 - Proposed structures located in an AE & VE flood zone may require a P.E. stamp.

Additional Information Which May Be Required (If Applicable):

1. _____ AE and VE flood zones along with the 100-year flood elevation. The Plan must reflect compliance with State Building Code 780 CMR 2102.0 for construction in a flood zones.
2. _____ MHW and MLW (Extreme High water or Spring Tide) indications.
3. _____ A report explaining the wetland delineation methodology used, DEP Wetland Delineation
4. _____ All above ground proposed and existing structures, roadways, access ways etc.
5. _____ Below ground alterations and structures, including utility lines, drainage structures, on-site septic systems, wells, and any type of storage tanks.
6. _____ The type of material to be used in roadway construction, roadway profiles and profiles and cross-sections of drainage or retention/detention structures.
7. _____ Proposed contours and amount of fill in cubic yards.
8. _____ Dwellings, labeled with the number of bedrooms and lowest proposed floor elevation.

9. _____ Septic system design, in compliance with Title 5 and the Town of Bourne Board of Health
10. _____ Any private water supply wells within 100-ft. radius of the property boundaries.
11. _____ A nitrogen loading calculation form for proposed new septic systems. If the nitrogen load exceeds the target limit of 5PPM, the applicant or representative must demonstrate to the Commission's satisfaction that alternatives systems have been investigated with the intent of achieving or approximating the target limit.
12. _____ Surface drainage directions and destinations.
13. _____ Soil characteristics for a representative portion of the site. USDA/NRCS Soil Maps or on-site soil sampling.
14. _____ Easements and zoning setback information.
15. _____ Water Resource District information (Town of Bourne Zoning Map)

On-Site Requirements:

1. _____ Flagging of all Resource Areas, under both MGL C. 131 s.40 and the Town of Bourne Wetlands Protection Bylaw Article 3.7, labeled and numbered sequentially (BVW #1-4 etc.).
2. _____ Wetland flagging not be done more than 30 days prior to the application filing date.
3. _____ Stakes and flagging in place seven days prior to the hearing.
4. _____ Stakes and flagging to indicate the proposed building or structure corners, proposed septic leaching field, and trees to be removed over 4-in. DBH.
5. _____ One large stake or flag used to identify the undeveloped lot and should be visible from the street.

Submittal Procedures:

1. Submit the original Notice of Intent plus one copy to the Commission.
2. Send one Notice of Intent Application and the accompanying plan (certified mail/return receipt, or hand delivery with proof of deliverance) to the Department of Environmental Protection (DEP), 20 Riverside Dr., Lakeville, MA 02346.
3. Submit the Filing Fee Calculation Sheet and the required fee at the same time as the Notice of Intent application. The filing fee check should be made payable to the Town of Bourne. ***A *copy* of the completed calculation sheet must be mailed to DEP. DEP's portion of the filing fee should be made payable to the Commonwealth of Massachusetts and mailed along with the calculation sheet to the DEP Lock Box: Dept. Of Environmental Protection, Box 4062, Boston MA 02211 ***
4. Applicant must notify all abutters within 100-ft. of the property lines by certified mail/return receipt or hand delivery. Abutters must receive notification at least 5 days prior to the hearing date. Proof of abutter notification must be submitted the night of the hearing. Failure to provide proof of abutter notification Regulations. Setbacks from any Wetland Resource Area must be shown.
5. The Commission will set a hearing date within 21 days of the date on which the Notice of Intent is filed. The applicant or authorized representative will be notified of the date of the hearing. A public notice will appear in the Bourne Courier, or another newspaper of local circulation 5 days prior to the hearing date. The bill for the public notice will be sent to the applicant or the project representative.

Public Hearing Presentation Format

1. Except for complex projects, the initial presentation by the applicant or representative should not exceed 10 minutes.
2. The applicant or representative should first describe the Resource Areas within 100 ft. of the proposed project. Performance standards and interests protected by these resources should be discussed.
3. The applicant or representative should describe the proposal, limit of work, proximity to Resource Areas, changes in topography, drainage, etc.
4. The applicant or representative should conclude by discussing performance standards, mitigation measures, avoidance designs, and BMP's (Best Management Practices) which will be used to protect wetland functions from the project impacts. For proposals within 200-ft. of a Riverfront Resource Area, alternative analysis should be submitted and discussed.

Remember, it is the responsibility of the applicant/representative to submit a complete Notice of Intent Application. Failure to submit a complete application will result in delays and possible denial of the project. Questions regarding proper procedures and filing requirements should be directed to the Conservation Commission office, (508) 759-0615 ext. 344/343. The office is open Monday through Friday, 8:30 a.m. to 4:30 p.m.