

Conservation Commission Town of Douglas Policy



The Douglas Conservation Commission has regularly provided advice to citizens who may have business to bring before us regarding usual requests for information. It has also advised petitioners of certain requirements, which may be unique to the various forms, plans, or other material, which will be used when presenting their proposal at a public hearing.

It is altogether fitting and proper that we do this and issue the following as a confirmation of our policies.

- 1) Wetland protection requires that certain limits not be exceeded if the resource is to be preserved and therefore a fifty (50) foot no build zone will be maintained. Where the wetland is actually a river or stream a one hundred (100) foot no build zone will be maintained.
- 2) Three (3) wet stamped plans as described in 250 CMR and three (3) full copies of NOI's shall be submitted when presenting material for review. Any changes which may occur as a result of public hearing must be so noted and new wet stamped plans submitted prior to any final determination.
 - Hay bales or other erosion control must be clearly marked on the plan. Any wetland boundaries must be marked on the plan with corresponding numbers also placed on the flags at the wetland site.
 - Where construction is in a subdivision or the lot described includes a building with well and septic that is in close proximity to an adjacent property, the location of neighboring wells and/or septic systems shall be indicated.
 - Every submittal must also include: a USGS map, flood plain map, endangered species map, and an assessor map indicating location where the work is to take place.
- 3) Site visits will take place only after limits of construction are physically marked in the field. These include the house, well, septic and boundaries. Lot numbers in the case of subdivisions shall also be prominently displayed to ensure proper location.
 - No site walks will be done with less than two Commission members present. Where sites have questionable types of streams we recommend the taking of photographs dated and attested to by an engineer. These will be retained in the applicant's file.
- 4) The Commission will appropriately record the order of conditions, which are placed on those projects it approves. Prior to such recording we will require a check made out to the Commonwealth of Massachusetts for an amount sufficient to cover the required fees.
- 5) When the work has been completed on a project, a certificate of compliance may be applied for in writing only after the work associated with the permit has been substantially completed. A site walk will be required at which time no less than three Commission members shall be in attendance.
- 6) On occasion, an applicant for various determinations, which are within the jurisdiction of the Commission, is unable to present sufficient information at the posted time for a public hearing,

Adopted 3/6/2000. Amended 5/2/00, 8/21/00, 3/19/01, 9/17/01, 12/16/02, 1/6/03.



Conservation Commission Town of Douglas Policy



or otherwise may seek an extension. When such applicant wishes to continue the public hearing they must either come forward at the time of the scheduled hearing to make such request or submit a letter to the commission prior to said hearing.

- 7) In the event that the verification of a wetland boundary cannot be determined because of snow cover: A Public Hearing held by the Conservation Commission may be continued with the consent of the Applicant, to a date (unknown at the time of the hearing) within 21 days of receipt of additional information needed by the Commission or within 21 days of the date of the scheduled site walk in which the Commission was able to make a determination on the wetland delineation.
 - The date, time and place of said continued Hearing shall be publicized in accordance with M.G.L. Chapter. 131 Section 40, and notice shall be sent to any person at the Public Hearing who so requests in writing. (see 310 CMR 10.05(5)(b)(3))
- 8) Any replication area greater then 500 square feet will require a bond prior to the commencement of any activity associated with the approved Orders of Conditions. The bond estimate will be based on \$1.00 per square foot of replication area plus 15%. (e.g., a 1000 square foot replication area will cost \$1,000.00 + 15%, which = \$1,150.00 for a bond amount.)
 - The Commission may request that the Applicant provide cost estimates for the construction and planting of the replication area. To ensure that the work is completed according to the site plan, the Commission may set a bond at an amount which exceeds the above motioned fee schedule.

