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These special conditions are written to cause the applicant to take steps that will result in having only clean water leave the work site and in maintaining the integrity of the wetlands. The Harvard Conservation Commission shall have the right to inspect the site before, during and after all site work/construction to ensure compliance with this Order which this Order is also issued as a **Permit**

The Harvard Conservation Commission will act to record this Order of Conditions immediately after completion of the Appeal Period.

AUTOMATIC STOP WORK ORDER

If before work commences or before work is complete, the property changes ownership there shall be considered an automatic Stop Work Order in place until the new owner meets with the Commission at a regular public meeting to review this Order of Conditions. This is to ensure that the new owner understands what this order requires. It is the **responsibility of the new owner** to contact the Commission to arrange this meeting. Following the meeting, the Stop Order is withdrawn unless action is taken by the Commission.

PRE-ACTIVITY CONDITIONS

1. Prior to any activity on site, the limits of wetland resource areas shall be flagged with surveyor's tape and the flags shall remain in place during construction. The Agent shall review the line prior to the start of construction.
2. The contractor employed to execute filling and/or grading activities within the Resource Areas or the Buffer Zone must be provided with a copy of this Order and thereafter said contractor will be held jointly responsible for any violation and the penalties under the law for such violation.
3. This Order of Conditions (OOC) shall be incorporated into all construction contracts for this project. All contractors working at the site shall be made aware of the provisions contained within this Order of Conditions and shall adhere to the special provisions contained herein.
4. This Order shall apply to any persons or entity in partial or full control, whether by ownership or otherwise, and to any successor in control or successor in interest, of the property described in the Notice of Intent and accompanying plans and any revisions thereof.
5. Book, page and date of mandatory recording of this Order is to be received by the Harvard Conservation Commission (Concom) before work commences.
6. One month prior to any work commencing on site, the applicant shall submit for the Commission's approval a detailed, written sequence of site work and construction. .
7. Prior to the Pre-Activity Meeting and any work commencing on the site, the applicant shall display the Department of Environmental Protection (DEP) file number for this Order of Conditions (OOC) on a sign with minimum dimensions of two feet by two feet at a location clearly visible from the street. The sign shall remain in place and visible until a Certificate of Compliance (COC) is issued for the activity.

8. Prior to the Pre-Activity Meeting and commencement of any activity on this site, including upland logging, the approved erosion control shall be installed as indicated on the approved plan, dated June 3, 2011.
9. Prior to the commencement of any activity on this site other than the placement of erosion control marker stakes, the applicant shall arrange, a Pre-Activity meeting coordinated by the applicant between the Conservation Commission and its Agent, the Design Engineer, Erosion Control Monitor, Representative, Contractor, Owner and Owner Representative at least **two (2) months** before construction begins, to review the Conditions of this Order and to insure understanding and compliance therewith.
10. At any time before, during or after construction, and until the issuance of a COC, the Commission or its Agent may require the applicant to modify, augment, restore or maintain erosion control measures associated with the activity that is the subject of this OOC.
11. Applicant to submit the Stormwater Pollution Prevention Plan (SWPPP) to Commission one (1) month prior to construction and any updates to the Commission for review within 24 hours of the change.
12. The applicant shall provide the Conservation Commission a copy of National Pollutant Discharge Elimination System (NPDES) permit and proof that the Environmental Protection Agency (EPA) Notice of Intent (NOI) has been filed with the EPA.
13. The applicant shall provide either, a copy of the Scenic Road application, the Planning Board's decision or a letter from the Planning Board that a Scenic Road application is not required.
14. The Applicant shall provide stamped plans, Approved by the Harvard Conservation Commission, that indicate the 200 foot buffer zone around the fire pond prior to construction.
15. The Applicant should provide a letter from the Army Corps of Engineers, New England Division that the stream located on the site does not meet the requirements of the MA Stream Crossing Standards and does not require a Permit through the Army Corps of Engineers.
16. No clearing of vegetation, including trees, or disturbance of soil shall occur prior to the Pre-Activity Meeting. Minimal disturbance of shrubs and herbaceous plants may be allowed prior to the Pre-Activity Meeting if absolutely necessary in order to place erosion control marker stakes where required.
17. Immediately after the Pre-Activity Meeting, all erosion controls shall be installed along the approved and staked line. Erosion controls shall be installed with minimal disturbance to vegetation. Where possible, erosion controls should go around trees, shrubs, and other vegetation, on the uphill side.
18. Immediately after installation of erosion controls, the Conservation Commission shall be contacted in order to conduct a follow-up inspection to ensure that erosion controls have been properly installed.
19. Prior to any activity on site, including logging and in conjunction with the installation of erosion controls, the limit of work shall be clearly marked with erosion control and construction fencing, stakes or flags, and shall be confirmed and evaluated as sufficiently visible by the Commission or its Agent. Such fencing shall be checked, replaced and augmented as necessary and shall be maintained until all construction is complete. Workers shall be shown the limit of work and

informed that no tree cutting, use of machinery, storage of machinery or materials, stockpiling of soil, or construction activity is to occur beyond this line at any time.

20. During the logging of the entire site, trees will be cut down and not pushed over. Root systems will remain in the ground until a lot is being developed. The logging operation will be observed to insure the integrity of shrubs and that the ground is not scarred to the extent that heavy rains will cause erosion of soil.
21. The Harvard Conservation Commission has the right, as deemed necessary, to hire an independent environmental professional, at the Applicant's expense, who shall be responsible for monitoring all activity within wetland resource areas and buffer zones to ensure compliance with this OOC. The environmental professional shall inspect and direct the maintenance of all erosion and sedimentation control measures on site and shall submit regular progress/monitoring reports to the Conservation Commission per Condition (number) of this OOC. The environmental professional will immediately notify the Conservation agent of any matter that requires attention by the Commission or the agent.

EROSION AND SEDIMENTATION CONTROL

1. Appropriate erosion control devices, indicated on the Approved Plans, dated June 3, 2011, shall be in place prior to the beginning of any phases of construction, and shall be maintained during construction in the wetland areas and buffer zone. The erosion control specifications provided in the Notice of Intent and the erosion control provision in the OOC will be the minimum standards for this project. Additional or modified erosion control measures may be required by the Commission at any time before, during and after construction. These will be maintained until the engineer and a member or agent of the Conservation Commission agree that they are no longer needed, at which time they will be removed, using mutually satisfactory removal procedures.
2. Orange snow fence shall be installed at limit of work, even where that coincides with erosion control barriers. The snow fence will be installed and inspected along with erosion control barriers and also periodically monitored.
3. If dewatering activity is required, dewatering activities shall be monitored daily to ensure that sediment-laden water is appropriately settled prior to discharge toward the wetland resource areas. No discharge of water is allowed directly into an area subject to jurisdiction of the Wetlands Protection Act. The Applicant will notify and present a dewatering plan to the Conservation Commission for review and approval prior to commencing any dewatering activities.
4. The applicant shall submit a contingency plan to the Commission for approval, which provides in an emergency for pumped water to be contained in a settling basin prior to discharge into a resource area.
5. A more than adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair or replace silt fences, Silt Socks, erosion control blankets, stone rip-rap, filter berms or any other devices planned for use during construction.
6. The Commission or Agent reserves the right to impose additional conditions on portions of this project to mitigate any impacts which could result from site erosion, or any noticeable degradation of surface water quality discharging from the site.

7. The area of construction shall remain in a stable condition during construction and at the close of each construction day. Erosion controls should be inspected at this time, and repaired, cleaned, reinforced or replaced as necessary. Erosion control devices shall remain in place until such time as stabilization of all areas that may impact resource areas is permanent. No erosion control devices shall be removed until all exposed soils have been stabilized with final vegetative cover and the Conservation Commission and/or its Agent has authorized their removal.
8. All existing and proposed catch basins and oil traps on the site or on the streets adjacent to the project shall be protected by Silt Sacks or other device deemed appropriate by the Conservation Commission to prevent sediment from entering the drainage system. Silt Sacks or other devices shall be maintained and regularly cleaned of sediments until all areas associated with the work permitted by this Order of Conditions have been permanently stabilized and the Commission and/or Agent has formally approved their removal.
9. All exposed soil finish grade surfaces, disturbed areas, slopes and proposed landscape areas shall be immediately landscaped and stabilized, or loamed, seeded and mulched with a one inch (1") layer of mulch hay or through the use of erosion control blankets or other approved means. All disturbed areas will be graded, loamed and seeded prior to October 1 of each year, if necessary at the discretion of the Agent and/or Conservation Commission. Where necessary, the loam and seeding shall be held in place with jute netting. Outside of the growing season, exposed soil finish grade surfaces shall be stabilized with a three inch (3") layer of mulch hay until climate conditions allow for seeding. During construction, any area of exposed soils that will be left idle for more than fourteen (14) days shall be stabilized with a layer of mulch hay or other means approved by the Conservation Commission. In general, mulch will be applied so that 80 to 90% of the ground is covered and will be reapplied as needed to maintain this coverage. Temporary stabilization methods may include, but not be limited to, hydro-seeding, straw mats, jute netting, sod, or other Commission approved method. No disturbed areas or stockpiled material will be left unprotected or without erosion controls during the winter.
10. Prior to any work on the site, the site engineer or a construction foreman shall be designated as the erosion control monitor to oversee the placement of erosion controls and/or the regular inspection or replacement of erosion and sedimentation control devices. The name and phone number of this person must be provided to the Conservation Commission so that person can be contacted in the event of an emergency at the site, during any 24 hour period including weekends. This person shall be given the authority to stop construction for erosion control purposes. The erosion control monitor will be required to inspect all such controls and devices and to oversee cleaning and the proper disposal of sediment and waste products.
11. The erosion control monitor shall provide brief written reports to the Commission at the following times:
 - Once per month; and
 - Immediately following any storm that totals one (1) inch of rain within any 24-hour period.
12. Prior to any forecasted rain event and/or immediately after each rain storm, within one (1) day, the erosion barrier shall be inspected and replaced or repaired as needed. Any material accumulated behind the barrier shall be removed promptly and placed appropriately in the work area, not in the wetland or buffer zone; or trucked off site and deposited in an approved upland fill site. Any accidental damage to the erosion barrier must be repaired immediately, within one (1) day, and no

work may proceed on the site until damage to the barrier is corrected. No work will take place during or immediately after rain storms totaling one (1) inch or greater in a 24-hour period. No work will take place until the Agent has inspected and approved the silt fence/erosion control barrier prior to the re-start of construction.

13. Silt socks and erosion control barriers shall be securely double-staked (using 1" X 1" wooden stakes) with their ends butted one against another without leaving appreciable space for sediment to travel through the barrier as indicated on the Approved Plans, dated June 3, 2011.
14. **Erosion Control barrier is the limit of work area.** There is to be no construction activity on the wetland side of the barrier.
15. The Contractor shall **remove**, at the end of each construction day, by sweeping or other mechanical means any sediment that tracks or accumulates on Stow Road from the construction entrance during the course of construction activities and properly dispose of the sediment off site.

EROSION BARRIER INSPECTION

1. Before any clearing, grading, filling or any other construction activity, a continuous Erosion and Sedimentation (ES) control barrier shall be built to control potential surface water flow from the work area. Once the ES barrier is in place, the Contractor shall call the Harvard Conservation Agent at (978) 456-4100 Extension 321, for inspection and approval to proceed. Please allow 5 working days for scheduling an inspection. No other work may be undertaken until this approval is complete. The inspection will also include other pre construction conditions such as the posting of the DEP file number etc.
2. Following erosion barrier approval, no storage of materials, tree or brush cuttings, or any construction activity may take place outside, on the wetlands side, of the limit of work area. Downgrade of the erosion control barrier is considered the "limit of disturbance and activity ". This condition shall remain in force permanently and shall not expire with the issuance of a Certificate of Compliance.

STORM WATER MANAGEMENT

1. All construction and post-construction storm water management shall be conducted in accordance with supporting documents submitted with the Notice of Intent, the Department of Environmental Protection's *Storm water Management Policy* and as approved by the Commission in this Order of Conditions (OOC).
 - Runoff shall be directed through vegetated swales before discharging into storm water control structures.
 - A naturally vegetated buffer or filter strip shall be maintained between the developed/disturbed area and the wetland resource area.
 - Catch basins shall be equipped with sumps, oil and gas traps, and shall be inspected and cleaned on a semi-annual basis. After each inspection and cleaning, the inspector shall provide to the Commission written confirmation that the inspection and cleaning were conducted.

- All catch basin discharge points, or other point source discharge points, shall be rip-rapped to disperse storm water energy.
 - Any underground drainage facilities must be designed with access sufficient to let a person enter the facility and to permit periodic cleaning.
2. All storm water best management practices shall be maintained as specified in the Operation and Maintenance Plan submitted with the Notice of Intent and incorporated in the OOC. Evidence of maintenance of the storm water management system shall be provided to the Commission on a semi-annual basis (Spring and Fall). This condition shall be noted on the Certificate of Compliance (COC) and shall continue in perpetuity.
 3. Catch basins shall be inspected and cleaned on a semi-annual basis, typically one inspection and cleaning in the spring and one inspection and cleaning in the fall. If inspections are not conducted in the Spring and Fall, written justification for the timing of those inspections shall be included in the report. The Commission and/or its Agent may require additional inspections if deemed necessary on their sole discretion, within one (1) month of the request. After each inspection and cleaning, the inspector shall provide to the Commission written confirmation that the inspection and cleaning were conducted. This condition shall be noted on the COC and shall continue in perpetuity.
 4. During construction, all drainage structures shall be inspected regularly and cleaned as necessary as outlined in the SWPPP.
 5. There shall be no increase in the post-development discharges from the storm drainage system or any other changes in post-development conditions that alter the post-development watershed boundaries as currently depicted in the Notice of Intent and approved by this OOC and the Approved plans dated June 3, 2011, unless specifically approved in writing by the Commission.
 6. All earthen berms to be constructed as part of a storm water management system shall be constructed as shown on the Approved plan(s) dated June 3, 2011, to achieve the water quantity and water quality requirements approved by this OOC.
 7. Pre-development water quality shall be determined by analysis of one (1) sample collected at the following locations:
 - Inlet to the culvert that passes under Stow Road;
 - Outlet of the culvert under the existing dirt access to the property off Stow Road; and
 - The fire pond located on the property near Stow Road.

for analysis of the following constituents:

- pH;
- Turbidity;
- Total Suspended Solids (TSS);
- Phosphorus;
- Dissolved oxygen; and

- **Biochemical Oxygen Demand (BOD)**

The results of the analyses shall be submitted to the Commission, together with a written report detailing the sampling conditions, methods of analyses, detection limit, sensitivity and analytical results.

8. During construction sampling will occur every six months with a written report sent to the Conservation Commission. An additional monitoring location will be added to the sampling requirements at the outflow flared end section from the constructed wetland. This new monitoring location will be included with the pre-development locations noted in Item #7 in the written report.
9. Following completion of construction and before a COC may be issued, water samples shall be again collected and analyzed for comparison with the original samples, and the results shall be reported to the Commission in writing. No COC will be issued until post-development monitoring shows that water quality does not differ significantly from pre-development water quality.
10. After COC is issued sampling will continue once every three years at the location as described in condition numbers 7 and 8 above.
11. If the water quality in the post-development samples differs significantly from the pre-development quality, the applicant shall meet with the Conservation Commission to determine what additional measures should be implemented to restore water quality to its pre-development condition.
12. Water quality shall be analyzed at the expense of the applicant or any future owner of the land on an annual (or other) basis according to the same procedures followed prior to and immediately following project construction. A report shall be submitted to the Commission (time frame). This condition shall continue in effect following the issuance of a COC in perpetuity.
13. If over time, the water quality in the post-development samples differs significantly from the pre-development quality beyond what may be expected as a result of overall changes in the watershed, the Home Owner's Association shall meet with the Commission to determine what additional measures should be implemented to restore water quality to its pre-development condition. The Conservation Commission will not require additional measures if the water quality improves from the pre-development samples.
14. There shall be no sedimentation into wetlands or water bodies from discharge pipes or surface runoff leaving the site.
15. Immediately upon the construction of all catch basins and oil traps, Silt Socks shall be set around the inlet to prevent sediment from entering the drainage system. Immediately upon the installation of the headwalls and rip-rap, Silt Socks shall be staked around the inlet to prevent sediments from entering the drainage system.
16. The applicants, owners, and their successors and assignees shall maintain all culverts, collection basins, traps, retention and detention ponds, constructed wetlands, outlet structures, and other elements of drainage systems, unless put into an easement to the town, in order to avoid blockages and siltation which might cause failure of the system and/or detrimental impacts to on-site or off-site resource areas, and shall maintain the integrity of vegetative cover on the site as designed and indicated on the Approved plans dated June 3, 2011
17. The constructed wetland and bio-retention cell for the project, from Station 0+00 to Station 5+40 will be constructed as soon as possible in the construction sequence so as to allow for the capture

and control of site runoff and treatment of storm water discharges during the construction period. The constructed wetland will be constructed with temporary vertical riser pipes or other devices approved by the Conservation Commission, which will allow for separation of suspended material from the storm water prior to its release from the constructed wetland during construction. The storm drainage system, detention basins, and constructed wetland area shall be constructed and functioning as part of the initial project phase.

18. The project shall conform to the storm water checklist submitted to the Commission under the Notice of Intent and approved under the OOC.

DURING CONSTRUCTION

1. The applicant and any person involved in the activity that is the subject of this Order of Conditions (OOC) shall notify the Commission or its agent immediately upon discovery of any matter related to this OOC that may affect any area within the jurisdiction of the Commission.
2. During construction for this project, the on-site foreman, directing engineer, designated construction manager and environmental professional shall have a copy of this Order and the plans referenced to herein at the site, shall familiarize themselves with the conditions of this permit and shall adhere to said conditions. The excavating contractor shall also have a copy of this Order at the site, shall familiarize him or herself with the conditions of this permit and shall adhere to said conditions. Any member or agent of the Conservation Commission may, at any time while on the site, ask to see the Orders of Conditions from the individuals listed above. Failure to present the Orders of Conditions as requested shall be sufficient cause to stop the project.
3. Although the entire project area will be cleared of trees and other vegetation, stumps are to remain in place until work commences in the Phased work area as indicated in the Approved Plan. During the logging of the entire site, trees will be cut down and not pushed over. Root systems will remain in the ground until a lot is being developed. The logging operation will be observed by the Agent or member of the Conservation Commission to insure the integrity of shrubs and that the ground is not scarred to the extent that heavy rains will cause erosion of soil.
4. The Applicant shall update the Conservation Agent of any proposed changes during construction seven (7) business days prior to those changes being implemented, unless an emergency situation arises, in which case the Agent shall be notified within 24-hours after the emergency has occurred.
5. All equipment shall be inspected regularly for leaks. Any leaking hydraulic lines, cylinders or any other components shall be fixed immediately. Equipment must be maintained to prevent leakage or discharge of such pollutants. Equipment for fuel storage and refueling operations shall be located outside all areas within the jurisdiction of the Commission. Servicing and overnight storage of equipment (fueling, changing, adding or applying lubricants or hydraulic fluids) must be done outside the 100 ft buffer zone. The Storm Water Pollution Prevention Plan (SWPPP) shall indicate the location of the mechanical equipment and fuel storage.
6. All equipment shall be operated, parked, and maintained so as to limit alterations of wetlands and buffer zones to those areas clearly identified on the plans and demarcated in the field by the flagging and construction barriers installed pursuant to Condition (number). No equipment is to enter or cross wetland resource areas at any time unless the location of disturbance is marked on

the plans referenced in this OOC and flagged in the field. Construction material and equipment shall be stored in a manner and location that will minimize the compaction of soils, and the concentration of runoff and/or siltation. The Storm Water Pollution Prevention Plan (SWPPP) shall indicate the location of the mechanical equipment storage.

7. In case of emergencies, problems, or the need to discuss site conditions with the Conservation Commission, please contact the Commission or its agent during business hours at (978) 456-4100 Extension 321.
8. There shall be no disturbance (such as removal of trees) within the 100 foot buffer zone beyond the limits of construction shown on the plans, unless approved by the Commission and indicated on the approved plans dated June 3, 2011.
9. No overnight storage of excavated material, fill, debris, stumps, building materials, etc. is allowed within 100 feet of the wetland boundary, with the exception of soils necessary for the creation of the constructed wetland area. All materials shall be stored at least 100 feet from any wetland or resource area at a location suitable to prevent sediment from surface runoff from entering the wetlands.
10. At no time shall any debris waste products, construction materials, etc. or other material be buried or disposed of in or within 100 feet of a wetland resource other than fill permitted explicitly in this order. The burial of stumps within 100 feet of the wetland is prohibited.
11. Used petroleum products resulting from the maintenance of construction equipment, and construction debris, shall be collected and properly disposed of off-site. No on-site disposal of these items is allowed.
12. The fording of streams with equipment is prohibited. All haul roads and temporary access roads shall not be within any wetland or on the wetland side of any erosion barrier.
13. Natural vegetation within 100 feet of the wetland shall be retained when practical.
14. Applicant to conduct soil tests near proposed rain gardens during construction and shall notify the Con Com within 48 hour if any changes in the soil texture from the proposed design conditions are discovered, and shall notify the Con Com at least 1 week prior instituting any changes from the approved design resulting from the actual soil conditions. The applicant shall submit revised plans to the Conservation Commission for review. In the event that groundwater is encountered during the installation of the rain gardens, the applicant shall stop work and contact the Conservation Commission immediately to discuss alternative designs/solutions.

PLACEMENT OF RIP-RAP EMBANKMENTS

1. Rip-rap material shall be clean and free of trash, tree stumps, roots, and other deleterious material.
2. An engineering plan, showing size, location and method of installing rip-rap must be approved by the Commission prior to any work.
3. No vehicular traffic shall enter into the wetland resource areas.
4. Only crushed stone of uniform size or erosion control mats shall be used for temporary construction roadways.

GRADING, STABILIZATION AND SLOPE

1. Site grading and construction shall be scheduled to avoid periods of high surface water. Once begun, grading and construction shall continue in an expeditious manner to minimize the opportunity for erosion.
2. Grading shall be accomplished so that runoff shall not be directed to the property of others, except as indicated on the approved plan dated June 3, 2011.
3. During construction, any areas containing soil stockpiles shall be covered if the stockpiles remain in place for more than 2 weeks.
4. The seed stock to be used to restore disturbed areas shall complement or contain native flora and be of proven value to local wildlife and shall be Approved by the Harvard Conservation Commission prior to its use on the project.
5. Fill within 100 feet of the wetland shall be stabilized by one of the following methods:
 - Topsoil and seeding.
 - If not in growing season, by jute mesh.
6. All exposed areas shall be stabilized within 5 days or at the discretion of the Agent to stabilize soil.
7. Upon completion of each phase of the project all disturbed areas shall be permanently stabilized with rapidly growing cover with sufficient topsoil to assure long term stabilization of disturbed areas.

AFTER CONSTRUCTION/IN PERPETUITY

1. Upon completion of construction and final soil stabilization, the applicant shall submit the following to the Conservation Commission to request a Certificate of Compliance (COC):
 - a. A completed Request for a COC form (WPA Form 8A or other form if required by the Conservation Commission at the time of request).
 - b. A Certificate of Compliance shall not be issued until all non-biodegradable erosion control has been removed from the site.
 - c. A letter from a registered professional engineer certifying compliance of the property with this OOC, and detailing any deviations that exist, and their potential effect on the project. A statement that the work is in "substantial compliance" with no detailing of the deviations shall not be accepted.
 - d. An "As-Built" plan signed and stamped by a registered professional engineer or land surveyor showing post-construction conditions within all areas under the jurisdiction of the Wetlands Protection Act. This plan shall include at a minimum:
 - i. All wetland resource area boundaries with associated buffer zones and regulatory setback areas taken from the plan(s) approved in this OOC.

- ii. Location and elevations of all storm water management conveyances, structures and best management designs, including foundation drains, constructed under this OOC within any wetland resource area or buffer zone.
 - iii. Distances from any structures constructed under this OOC to wetland resource areas. "Structures" include, but are not limited to, all buildings, septic system components, wells, utility lines, fences, retaining walls, and roads/driveways.
 - iv. A line delineating the limit of work – "work" includes any filling, excavating and/or disturbance of soils or vegetation approved under this OOC.
2. The property owner of record or designee shall maintain culverts and on-site drainage systems to ensure serviceability during operation as designed. The maintenance or repair of detention basins, supporting drainage systems, or storm water management best management practices, other than those in the public way shall be the responsibility of the applicant/property owner. The design capacity, storm water management treatment capacity, and structural integrity of these facilities must be maintained along with the maintenance of obstruction-free flowage easements.
3. Stabilized slopes shall be maintained as designed and constructed by the property owner of record, whether "bioengineered" or mechanically-stabilized slopes.
4. Subject to the submission by the applicant, and approval by the Commission, of a maintenance plan for storm water management systems, including Best Management Practices, no additional filing will be required to conduct maintenance of the above referenced structures.
5. All storm water best management practices shall be maintained as specified in the Operation and Maintenance Plan submitted with the Notice of Intent and incorporated in the OOC. Evidence of maintenance of the storm water management system shall be provided to the Commission on a semi-annual basis (Spring and Fall). This condition shall be noted on the Certificate of Compliance (COC) and shall continue in perpetuity.
6. De-icing chemicals (e.g., sodium, potassium, and calcium chloride) are prohibited on driveways and roadways. Only sand should be used on the driveways and roadway in this development. This condition shall survive the expiration of this OOC, and shall be included as a continuing condition in perpetuity on the COC.
7. Due to the sensitivity of the existing wetlands and the severe irremediable impacts of de-icing chemicals, a "No Salt Area" sign shall be installed at the entrance of the development. Applicant shall install a permanent sign, located at least 60 inches above ground level, within 30 feet of Stow Road and no more than 5 feet off the proposed driveway, stating that no salt is to be used (or no salt zone) on the driveway (roadway).
8. To ensure that no de-icing chemicals are used, a contract between the Pine Hill Home Owners Association and the individual/company responsible for snow removal shall indicate as such as outlined in Condition#4 above. A copy of the signed contract will be submitted to the Commission for each year said contract is valid.
9. A pre-activity meeting is to take place prior to each phase of the project with the Commission's Agent.
10. The use of fertilizers/herbicides within the 100- foot wetland buffer zone is prohibited.

11. The limit of work and tree line within the resources area and 100-foot buffer will be photographed so it can be monitored in future years.
12. On the south side of Lot One, a permanent fence will be installed at the 50-foot buffer line. The area between the fence and the 35 foot limit of work line shall be planted with a wetland mix and allowed to naturalize. The Home Owner's Association will be responsible for maintaining and replacing the fence as needed and when deemed necessary by the Commission.
13. The Commission and Agent reserves the right to review the plantings, once installed and make recommendations for additional plantings within the 100 foot buffer zone. Such plantings shall not exceed an additional 15 % of proposed trees and shrubs and will be chosen and positioned in consultation with the proponent. Areas not planted will be seeded with seed mix #2 or #3 from New England Wetland Plants or similar seed, approved by the Conservation Commission and/or the Agent. All vegetation within the 100 foot buffer and within rain gardens outside the buffer zone will be monitored by the Commission and it will be the responsibility of Transformations, Inc., its successors and the Pine Hill Village Home Owners Association to maintain the health of such vegetation and reinstall plantings and grasses if necessary in perpetuity, at the direction of the Agent and/or Conservation Commission.
14. In order to maintain the engineered depth and capacity of the constructed wetland, the Applicant shall provide an indicator marker in the constructed wetland that will assist in the maintenance of and in the removal of sediment in the constructed wetland. The Applicant will present a plan or sketch to the Conservation Commission for approval prior to construction or installation of the marker.
15. The Home Owner's Association will abide by the snow removal plan dated June 3, 2011 and approved by the Conservation Commission. The Home Owner's Association will not plow or place snow in the bio-retention cell, rain gardens, constructed wetland, 100 foot wetland buffer zone, wetland or stream. This condition will remain in perpetuity for the Pine Hill development.