Chapter 505
Wetlands Protection Regulations

[HISTORY: Adopted by the Conservation Commission of the Town of Marshfield 5-15-1990; as amended through 5-1-2008. Subsequent amendments noted where applicable.]

GENERAL REFERENCES
Wetlands protection — See Ch. 294.
Zoning — See Ch. 305.
Subdivision of land — See Ch. 405.

§ 505-1 Authority; amendments.
These regulations are promulgated by the Town of Marshfield Conservation Commission pursuant to the authority granted to it under § 294-4C of the Town of Marshfield Wetlands Protection Bylaw, Town of Marshfield General Bylaws Chapter 294 (hereinafter referred to as “the bylaw”). These regulations shall complement the bylaw by setting forth controls in addition to those already promulgated by the Department of Environmental Protection (DEP) under MGL c. 131, § 40. After a public hearing, these regulations may be amended from time to time by majority vote of the Town of Marshfield Conservation Commission.

§ 505-2 Purpose.
A. These regulations provide definitions, procedures and standards for work within those areas subject to protection under the bylaw. Any project subject to regulation shall comply with all applicable regulations.

B. The bylaw sets forth a public review and decision-making process by which activities affecting areas subject to protection under the bylaw are to be regulated in order to contribute to the protection of the following interests:

(1) Public water supply.
(2) Private water supply.
(3) Groundwater.
(4) Flood control.
(5) Erosion control.
(6) Sedimentation control.
(7) Recreation.
(8) Public safety.
(9) Aquaculture.
(10) Fish.
(11) Shellfish.
(12) Wildlife.
(13) Wildlife habitats.
(14) Fish habitats.
(15) Shellfish habitats.
(16) Prevention of water pollution.
(17) Prevention of storm damage.
(18) Agriculture.

C. These regulations seek to control those activities within the jurisdiction of the Marshfield Conservation Commission, as set forth under the bylaw, and prevent any activities from having adverse impact upon any of the interests protected by the bylaw.

D. These regulations will define and clarify the process by establishing standard definitions and uniform procedures by which the Marshfield Conservation Commission may carry out its responsibilities under the bylaw.

E. These regulations are intended solely for use in administering the bylaw; nothing contained herein should be construed as preempting or precluding other protections afforded to wetlands or other natural resource areas by other Marshfield Town boards, regulations or bylaws.

§ 505-3 Jurisdiction.
A. Areas subject to protection. The following areas are subject to protection under the bylaw:

(1) Any bank; freshwater wetland; coastal wetland; beach; dune; flat; marsh; wet meadow; bog; swamp; lands adjoining the ocean or any estuary, creek, river, stream, pond, or lake; or any land under said waters; or any land subject to tidal action, coastal storm flowage or flooding.

(2) Land at or below elevation 11 feet above mean sea level.

B. Activities subject to regulation.

(1) Any activity proposed or undertaken within 100 feet (buffer zone) of an area specified in § 505-3A(1) of these regulations or within an area specified in § 505-3A(2) of these regulations which will remove, fill, dredge, or alter that area is subject to regulation under the bylaw and will require a notice of intent and approval of the Conservation Commission.

(2) Any activity proposed or undertaken which is not set forth in § 505-3B(1) but which in the opinion of the Marshfield Conservation Commission will alter an area subject to the bylaw will require the filing of a notice of intent.

§ 505-4 Procedures.
A. Any person who proposes to commence an activity subject to regulation under the bylaw shall submit a notice of intent (Exhibit 1 attached hereto), as most recently amended.

B. The notice of intent shall be filed in accordance with the submittal requirements set forth in the general instructions for completing a notice of intent (Exhibit 2 attached hereto), as most recently available at the office of the Conservation Commission.
C. The applicant must also submit a list of abutters, with names and mailing addresses, along with evidence that this list has been reviewed and verified by the Marshfield Board of Assessors.

D. Failure to provide any of the information required in completing a notice of intent shall be deemed an incomplete filing and, as such, the application will be deemed to not have been received by this Commission until such filing is complete.

E. A new notice of intent for a project that was denied may not be filed (and will be rejected if filed) for a period of two years from the date of denial, unless substantial changes have been made to the plan and those changes are responsive to and attempt to resolve those issues causing the Commission to previously deny the project. The Commission shall solely determine whether or not the changes are substantial and address the issues for denial and shall solely determine whether to accept or reject the notice of intent.

§ 505-5 Fees.
A. Effective date. In accordance with the Town of Marshfield Wetlands Protection Bylaw, as amended, the following regulations with respect to the payment of fees shall be effective as to those notices of intent and all other matters filed with the Conservation Commission as of May 1, 2008. The Conservation Commission establishes these fee regulations to defray costs incurred by the Commission with respect to specific applications and hearings held under the Wetlands Protection Bylaw. [Amended 10-30-18]

B. Rules.
(1) Fees are payable at the time of application and are nonrefundable.

(2) Fees shall be calculated by the Conservation Commission per the schedule established below in Subsection C.

(3) Any Notice of Intent or Request for Determination of Applicability fee received as a result of after-the-fact removal, alteration, dredging or filling within Conservation jurisdictional boundaries as per 505-3(A) or the Commission issuing an enforcement order for a violation of the Wetlands Protection Bylaw shall be doubled.

C. Filing fees. Filing fee for any notice of intent or abbreviated notice of resource area delineation under the Marshfield Wetlands Protection Bylaw shall be equal to and in addition to the fee required by 310 CMR 10.03(7), set forth as follows: [Amended 6-20-2017, 10-16-2018 & 10-30-2018]

Wetland Fee Category Summary

(1) Notice of Intent/WPA Form 3:

**Category 1: $125.00**

  a) Work on single-family lot: addition, pool, etc.

  b) Site work without house

  c) Control vegetation single-family house (SFH): removal, herbicide, etc.

  d) Resource improvement
Wetland Fee Category Summary

e) Work on septic system separate from house
f) Monitoring well activities minus roadway

**Category 2: $500.00**
a) Construction of single-family house (SFH)
b) Parking lot
c) Beach nourishment
d) Electric generating facility activities
e) Inland limited projects minus road crossings
f) New agricultural or aquacultural projects
g) Each crossing for driveway to SFH
h) Any point source discharge

**Category 3: $1,050.00**
a) Site preparation (for development) beyond NOI scope
b) Each building (for development) including site
c) Road construction not crossing or driveway
d) Hazardous cleanup

**Category 4: $1,450.00**
a) Each crossing for development or commercial road
b) Dam, sluiceway, tide-gate work
c) Landfill
d) Sand and gravel operation
e) Railroad line construction
f) Control vegetation in development (SFH)
g) Bridge (SFH)
**Wetland Fee Category Summary**

h) Water level variation

i) Hazardous waste alterations to resource area

j) Dredging

k) Package treatment plant and discharge

**Category 5:** $4.50 per linear foot (minimum $50.00, maximum $1,000.00)

a) Docks, piers, revetments, dikes, etc. (coastal or inland)

**Category 6:** $3.00 per linear foot (maximum $200.00 for SFH, maximum $2,000.00 for any other)

a) Delineation of wetland resources

D. Cost of publication in the local newspaper. Check shall be made payable to the designated newspaper in an amount required by said newspaper and delivered to the Commission.

E. Cost of notice to abutters. Cost of delivering notice of hearings by certified mail to abutters shall be paid for by applicant.

F. Other fees.

1) Extension of order of conditions/WPA Form 7: $100.00

2) Amending order of conditions/WPA Form 3/modified for Amendment: $100.00

3) Certificate of compliance/WPA Form 8B:
   - $125.00 if submitted within 5 years of date of issuance of Orders/WPA Form 5;
   - $250.00 if submitted beyond 5 years of date of issuance of Orders/WPA Form 5.

4) Request for determination of applicability/WPA Form 1: $150.00

5) Request for copy of order of conditions: $10.00

6) Abbreviated notice of resource area delineation/WPA Form 4A: The delineation fee for each resource area equals $2.00 per linear foot. The maximum fee for activities with a single family house is $200.00 and the maximum fee for any other activity is $2,000.00

G. Consultant fee.

1) The applicant shall pay for the cost and expense of expert consultants to review the application or to gather additional information as deemed necessary by the Commission. Such consultants shall work for and represent the interests of the Commission.

2) Upon receipt of a permit application or RFD, or at any point in its deliberations, the Commission may deem it necessary to obtain expert engineering or other outside consultant services in order to
reach a final decision on the application. The specific consultant services may include but are not limited to resource area survey and delineation, analysis of resource area values, including wildlife habitat evaluations, hydrogeologic and drainage analysis, and environmental or land use law. In such instances the Commission shall notify the applicant of this need and the estimated costs and provide the opportunity for the application to be amended or withdrawn. Should an applicant choose to proceed the Commission shall require the applicant to pay the reasonable costs and expenses borne by the Commission for these consulting services as listed below. This fee is called the "consultant fee."

(3) The exercise of discretion by the Commission in making its determination to require the payment of a consultant fee shall be based upon its reasonable finding that additional information acquirable only through outside consultants would be necessary for the making of an objective decision.

(4) Consultants must meet the minimum qualifications of:

(a) An educational degree in or related to the field at issue; or

(b) Three or more years of practice in the field at issue or a related field.

(5) An applicant may appeal the choice of the consultant selected by the Commission to the Board of Selectmen. Such an administrative appeal is limited to claims that:

(a) The consultant has a conflict of interest.

(b) The consultant does not possess the minimum required qualifications.

(6) The time required for action by the Commission on the application for a permit or approval is extended pending the appeal. The selection by the Commission stands unless the Board of Selectmen decides otherwise within one month following the filing of the appeal.

(7) The Commission may require the payment of the consultant fee at any point in its deliberations prior to a final decision. The applicant shall pay the fee to be put into a special revolving fund consultant services account of the Commission, which may be drawn upon by the Commission for specific consultant services approved by the Commission at one of its public meetings.

(8) The Commission shall return any unused portion of the consultant fee, along with any interest accrued during the time the funds were deposited in the special revolving fund consultant services account, to the applicant.

(9) The estimated required consultant fee charged to reimburse the Commission for reasonable costs and expenses shall be according to the following schedule:

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Estimated Deposit Fee*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $100,000</td>
<td>$1,200</td>
</tr>
<tr>
<td>$100,001 to $500,000</td>
<td>$2,500</td>
</tr>
<tr>
<td>$500,001 to $1,000,000</td>
<td>$5,000</td>
</tr>
<tr>
<td>$1,000,001 to $1,500,000</td>
<td>$7,500</td>
</tr>
<tr>
<td>$1,500,001 to $2,000,000</td>
<td>$10,000</td>
</tr>
</tbody>
</table>
### Project Cost

<table>
<thead>
<tr>
<th>Estimated Deposit Fee*</th>
</tr>
</thead>
<tbody>
<tr>
<td>The amount is an estimate only. Applicant is responsible for all overages.</td>
</tr>
</tbody>
</table>

(a) Each additional $500,000 project cost increment (over $2,000,000) shall be charged at an additional $2,500 estimated required fee per increment.

(b) The project cost means the estimated entire cost of the project, including but not limited to building construction, site preparation, landscaping, roadway and drainage construction, utilities, and all site improvements. The consultant fee shall be paid pro rata for that portion of the project cost applicable to those activities affecting all resource areas protected by this bylaw. The project shall not be segmented to avoid being subject to the consultant fee. The applicant shall submit estimated project costs at the Commission's request, but the lack of such estimated project costs shall not avoid the payment of the consultant fee.

§ 505-6 Public hearing.

A. The Conservation Commission shall hold a public hearing within 21 days of receipt of a complete notice of intent by the Commission. The hearing may be continued in accordance with the regulations set forth in 310 CMR 10.05(5)(b).

B. The public hearing shall be conducted as follows:

1. A public hearing officer shall call the meeting to order and shall read the notice as published.

2. Applicant shall make presentation.

3. The Commissioners shall question the applicant.

4. Questions from other Town boards shall be addressed to the applicant through the hearing officer.

5. Questions from the public to the applicant shall be addressed through the hearing officer.

6. The hearing shall then be continued or closed by vote of the Commission.

§ 505-7 Order of conditions.

A. Within 21 days of closing the public hearing, the Commission shall either:

1. Determine the proposed activity is not significant to any of the interests identified by the bylaw; or

2. Make a determination that the proposed activity is significant to one or more of the interests identified by the bylaw and shall issue an order of conditions for the protection of said interests.

B. The order of conditions shall impose such conditions as are necessary to protect one or more of the interests identified by the bylaw. If the Commission finds that the proposed activity cannot be regulated so as to protect the interests identified in the bylaw, then the order may prohibit the proposed activity.

C. If the Commission finds that 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 bylaw, it may issue an order of conditions prohibiting the work. The order shall specify the information lacking and why it was necessary.

D. The order of conditions shall be valid for three years from the date of its issuance. The order may be extended by majority vote of the Commission.

E. The order of conditions shall be voted and approved by a majority of a quorum of the Conservation
Commission and shall be signed by a majority of the Commission.

F. The order of conditions shall be recorded in the Plymouth County Registry of Deeds or Registry District of the Land Court, where appropriate, prior to the commencement of any of the proposed activities regulated by the order of conditions. No work shall commence until proof of recording is provided to the Commission.

§ 505-8 Certificate of compliance.
A. Upon completion of the activity described in the notice of intent in accordance with the order of conditions, the applicant or his or her successor in interest shall request the Commission, in writing, that a certificate of compliance be issued stating that the work has been satisfactorily completed in compliance with all conditions set forth in the order of conditions. Unless exempted by the Commission, said request shall be accompanied by an as-built plan, certified by a professional engineer or surveyor who is registered in the commonwealth, certifying that the work conforms to the plans, or specifying how the completed work differs from that shown on the submitted plans.

B. In all other respects, the procedure for granting a certificate of compliance shall be identical to those procedures set forth in 310 CMR 10.05(9).

§ 505-9 Appeals.
Any person aggrieved by the Commission’s issuing of an order of conditions or a certificate of compliance may file an appeal in accordance with Massachusetts General Laws. Presently, the party aggrieved may file a complaint in the Plymouth County Superior Court within 60 days of the date of said order of conditions or certificate of compliance in accordance with MGL c. 249, § 4.

§ 505-10 Performance standards.
A. There shall be no habitable space in any structure wherein the top of any floor elevation of the habitable space is below 11 feet above mean sea level (MSL) or below the flood surge height as determined by the most recent FEMA flood insurance maps. No utilities for any structure shall be placed below 11 feet above MSL or below the flood surge height as determined by the most recent FEMA flood insurance maps, whichever is higher.

B. A setback zone shall be created so that no disturbance or alteration shall occur within 50 feet and no building or structure shall be placed within 75 feet of any area set forth in § 505-3A(1) for any new construction or development. No activity, including but not limited to landscaping, mowing, or removal of vegetation, is allowed in the no disturbance zone.

(1) A setback zone shall be created so that no disturbance or alteration shall occur within 25 feet of any area set forth in § 505-3A(1) for existing lots with existing buildings.

(2) The following activities shall be exempt from the setback zone of any area set forth in § 505-3A(1):
(a) Work related to the public water supply or municipal sewer systems.
(b) Structures related to stormwater management such as swales, retention and detention basins, drainage pipes and headwalls.
(c) Work related to maintaining, repairing or replacing, but not substantially changing or enlarging, an existing and lawfully located structure or facility used in the service of the public to provide electric, gas, water, or telephone service, provided that the written notice has been given to the Conservation Commission prior to commencement of work.
(d) Public open space nature trails, observation platforms, boardwalks, or footbridges.
(e) Seawalls, bulkheads, and revetments.
(f) Docks, piers, and associated ramps.

(g) Repairs or improvements to existing on-site septic systems and their related structures in order to comply with current standards where there is no viable alternative. No increase in the design flow of the dwelling shall be permitted.

C. A vernal pool setback zone shall be created where no disturbance or alteration shall occur within 100 feet of a vernal pool.

D. Any proposed way or pavement within 100 feet of an area subject to protection under these regulations must be constructed with a surface approved by the Conservation Commission. Construction of any way which is built in an area subject to protection under these regulations, which constitutes a limited project as defined in the Code of Massachusetts Regulations, 310 CMR 10.53(3), must not be constructed in a manner which restricts the flow of water or restricts or endangers the movement of local wildlife. Every way in an area subject to protection must provide throughways accessible to local wildlife. The total width of said throughways shall not be less than 5% of the length of that portion of the way which passes through the area subject to protection.

E. There shall be no removing, filling, dredging, or altering of isolated wetland subject to flooding in the Polder, which is that area identified as the Green Harbor Reclamation Area on the plan titled "Plan Showing Boundaries of Green Harbor Reclamation District," dated February 1925, Plymouth Registry of Deeds, Plan Book 1, Page 142.

F. Any alteration of a vegetated wetland may be allowed up to but not to exceed 5,000 square feet; provided, however, that the wetland so altered is replaced in kind by an area not less than 200% of the area so altered and the replication is conducted in accordance with the regulations set forth in 310 CMR 10.55(4)(b). The exception provided in 310 CMR 10.55(4)(c) is not allowed under the bylaw. Therefore, any alteration of any bordering vegetated wetlands is subject to this provision. [Amended 6-20-2017]

G. There shall be no destruction or removal of woody vegetation, shrubs, trees, and the like within 100 feet of an area subject to protection, as set forth in these regulations at § 505-3A(1), without first obtaining the permission of the Commission.

H. Breakaway walls (constructed in accordance with the State Building Code) will be required in all structures built in areas subject to flooding or coastal storm flowage, unless specifically exempted by the Commission.

I. Any project, whether it is within 100 feet of an area subject to protection under these regulations or not, where there exists a reasonable likelihood that stormwater runoff or drainage will be discharged into or adversely affect an area subject to protection will be subject to the Wetlands Protection Bylaw, and the proponent must file a notice of intent with the Commission and take action necessary to prevent such adverse effects on the areas protected by the bylaw.

J. Where any structure is proposed within land subject to tidal action, coastal storm flowage or flooding, adequate access to and egress from said structure must be proven by the applicant to be available so that individuals can leave the structure and emergency vehicles can access the structure during the entire course of a one-hundred-year storm. Failure on the part of the proponent to meet such a burden shall be reasonable cause for the Commission to conclude that the health, welfare and safety of individuals in the community are endangered and, therefore, it may deny the application.

§ 505-11 Emergencies.
A. Where activity is necessary to protect public health and safety, the Commission may certify an emergency situation and allow the activity.

B. Any person requesting permission to do an emergency project shall specify why the project is
necessary for the protection of the public health or safety and what agency of the commonwealth or subdivision thereof is to perform the project or has ordered the project to be performed. If the project is certified to be an emergency by the Commission, the certification shall include a description of the work which is to be allowed and shall not include work beyond that necessary to abate the emergency. A site inspection shall be made prior to certification.

C. An emergency certificate shall be issued only for the protection of public health or safety.

D. The time limitation for performance of emergency work shall not exceed 30 days.

§ 505-12 Enforcement orders.
A. When the Commission determines that an activity is in violation of the bylaw, these regulations or an order of conditions, the Commission may issue an enforcement order. Violations include, but are not limited to:

(1) Failure to comply with an order of conditions, such as failure to observe a particular condition or time period specified in the order;

(2) Failure to complete work described in an order of conditions, when such failure causes damage to the interests identified in the bylaw; or

(3) Failure to obtain a valid order or extension permit prior to conducting an activity subject to regulation under the bylaw as defined in § 505-2C of these regulations.

B. An order of conditions shall be enforceable by the Conservation Commission. The members, officers, employees and agents of the Commission may enter upon privately owned land for the purpose of performing their duties under the bylaw and these regulations.

C. An enforcement order issued by the Conservation Commission shall be signed by a majority of the Commission. In a situation requiring immediate action, an enforcement order may be signed by a single member or agent of the Commission and must be ratified by a majority of the members at the next scheduled meeting of the Commission.

§ 505-13 Severability.
If any provision of any part of these regulations or the application thereof is held to be invalid, such invalidity shall not affect any other provision of these regulations.

§ 505-14 Variance.
A. The Conservation Commission may, in its discretion, grant variances from the operation of one or more of these regulations pursuant to this section. Such variances are intended to be granted only in rare and unusual cases and shall be granted only in accordance with the provisions of this section.

B. The applicant must request a variance in writing, filed with the notice of intent. The request shall set forth the reasons particular to the applicant's project which meet the requirements for a variance as set forth in Subsection C.

C. A variance may be granted only for the following reasons and upon the following conditions:

(1) The Conservation Commission may grant a variance from these regulations upon a clear and convincing showing by the applicant that any proposed work, or its natural and consequential impacts and effects, will not have any adverse effect upon any of the interests protected in the bylaw. It shall be the responsibility of the applicant to provide the Conservation Commission with any and all information which the Commission may in writing request in order to enable the Commission to ascertain such adverse effects, and the failure of the applicant to furnish any information which has been so requested shall result in the denial of a request for a variance pursuant to this subsection; or
(2) The Conservation Commission may grant a variance from these regulations when it is necessary to avoid so restricting the use of the property as to constitute an unconstitutional taking without compensation. It shall be the responsibility of the applicant to provide the Conservation Commission with any and all information necessary to determine if the enforcement of these regulations constitutes such an unconstitutional taking without compensation. No variance shall be granted unless and until the Conservation Commission has received from Town Counsel a written opinion that such enforcement of these regulations shall constitute an unconstitutional taking without compensation.

§ 505-15 Effective date.
These rules and regulations were first promulgated on May 15, 1990; they have been subsequently amended on December 18, 1990, December 17, 1991, June 19, 2002, October 2, 2002, September 17, 2003, December 1, 2004 and May 1, 2008, and shall apply, as amended, to all applications and requests filed after that date.

§ 505-16 Definitions.
As used in these rules and regulations, the following terms shall have the meanings indicated:

ENDANGERED SPECIES
Any plant or animal listed by the Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP) as endangered, threatened, or special concern.

ISOLATED LAND SUBJECT TO FLOODING
A freshwater wetland that is a confined basin or depression which does not support a minimum of 400 square feet of predominantly wetland plant vegetation and does not function as a vernal pool and is not contiguous with other wetland resources.

ISOLATED VEGETATED WETLAND
A freshwater wetland not bordering on the ocean or any estuary, creek, river, stream, pond or lake and having a minimum of 400 square feet of predominantly wetland vegetation.

RIVERFRONT AREA
The area of land between a perennial stream's annual high-water line and a parallel line measured horizontally and at a distance of 200 feet.

STRUCTURE
A combination of materials assembled at a fixed location to give support or shelter, including but not limited to a building, bridge, driveway, trestle, tower, framework, retaining wall, tank, tunnel, stadium, reviewing stand, shed, platform, deck, fence, sign, flagpole, windmill, solar devices, tennis courts, swimming pools, paved areas or anything requiring a building permit.

VERNAL POOL
A freshwater wetland that is a confined basin or depression (not occurring in existing lawns, gardens, or driveways) which, in most years, holds water for a minimum of two months in the spring and/or summer; is free of self-sustaining populations of adult predatory fish; and functions as breeding habitat for one or more obligate or two or more facultative amphibian, reptile, crustacean, mollusk or insect populations listed by the Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP), regardless of whether the site has been certified by the NHESP and regardless of association with other resource areas. The presumption that any seasonal basin functions as a vernal pool shall prevail through a minimum of one spring/summer breeding season for the purpose of documenting the occurrence or lack of occurrence of breeding activity of one or more obligate or two or more facultative vernal pool species. The buffer zone for vernal pools shall extend 100 feet from the highest extent of flooding.
WETLAND DELINEATION
The line connecting test plots showing the upper limit of a plant community where 50% or more of the individual plants are included in facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL) categories. Wetlands shall be delineated by qualified wetlands scientists using analysis of plant communities. For sites where plant communities have been altered, disturbed or modified, analysis of soils for hydric indicators may be used to augment or replace plant analysis.

WETLAND PLANTS
Any plant listed in the U.S. Fish and Wildlife Service "National List of Plant Species That Occur in Wetlands: Massachusetts 1988" and condensed by the Massachusetts Department of Environmental Protection, Division of Wetlands and Waterways, April 1995, having an indicator category of obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).

Attachments:
Attachment 1 - Waiver Requests
Attachment 2 - Policy on Receipt of Information