

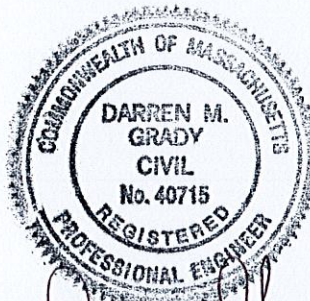


GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

Construction Operation & Maintenance Plan Bridle Path Village

Marshfield, Massachusetts



Darren M. Grady

Prepared for

Matlin LLC
c/o Kevin Sealund and Matthew Dacey
794 Washington Street
Pembroke, MA 02359

January 9, 2017
Revised November 15, 2023

OPERATION AND MAINTENANCE PLAN
PROPOSED SITE PLAN – DURING CONSTRUCTION

Bridle Path Village, Marshfield, MA
Matlin, LLC
c/o Kevin Sealund and Matthew Dacey
794 Washington Street
Pembroke, MA 02359

Applicant:

Matlin, LLC
c/o Kevin Sealund and Matthew Dacey
794 Washington Street
Pembroke, MA 02359

Party Responsible for Operation and Maintenance:

Matlin, LLC
c/o Kevin Sealund and Matthew Dacey
794 Washington Street
Pembroke, MA 02359
Contact: Kevin Sealund (781) 844-3522

Source of Funding:

Operation and Maintenance of the site during construction will be the responsibility of the property owner to include its successor and/or assigns, as the same may appear on record with the appropriate register of deeds.

During Construction:

Construction activities shall occur Monday through Friday between 7:00 a.m. and 4:30 p.m. for earth removal. Contractor shall secure the site between the hours of 3:30 p.m. and 4:30 p.m. on a daily basis. Construction activities shall follow the sequence below:

- Install gates, and “Keep Out – Danger” signs
- Post Emergency Response Plan and place spill kits on-site (spill kits shall be kept at a minimum of 500 feet from excavation area)
- Construct temporary earth berm
- Construct crushed stone apron(s) and access drive for earth removal
- Remove stumps from site
- Stockpile loam on-site
- Excavation will start at the west end property line and move in an easterly direction down to rough grade level as shown on the phasing plans.

- Earth removal equipment shall consist of loaders, excavators, trucks and power screen
 - Primary gravel removal will be done utilizing two loaders. The loaders will be driven to the site and removed from the site daily and work from a west to east direction of the site.
 - Secondary gravel removal will be done utilizing an excavator which will be dropped and picked up from the site on those days it will be needed.
- Stabilize slopes as excavation proceed easterly
- Construct proposed intersection improvements on Ferry Street at access drive
- Install utilities (i.e. drainage, water, gas, electric, telephone, cable)
- Install monitoring wells
- Remove temporary earth berm and earth removal access drive
- Prepare subgrade for access driveway and parking area.
- Install loam, seed, and landscaping at finish grades
- Install finished driveway and parking surfaces.
- Install fencing

Stabilized crushed stone construction entrances shall be placed at the entrances and shall consist an area of at least 15-feet wide by 50'feet long and 6-inches deep of 1½" to 2" stone.

Hauling of earth material shall be through the existing Marshfield DPW salt shed area to Clay Pit Road.

Equipment fueling and maintenance shall be performed off the site.

No equipment vehicles or tanks containing fuel or oil shall be stored on the site or overnight with the exception of the "power screen."

Parking for workers will be off-site. Visitor parking will also be off-site. A sign shall be posted at the gate stating "Visitors shall call xxx-xxx-xxxx to arrange for transportation"

The Owner will use orange safety fencing in the immediate vicinity of the area being excavated

The Owner shall be responsible to secure the site with gates

During dry periods where dust is created by construction activities the following control measures should be implemented.

- Sprinkling – The contractor may sprinkle the ground along haul roads and traffic areas with a water truck or sprinkling system until moist.
- Vegetative cover – Areas that are not expected to be disturbed regularly may be stabilized with vegetative cover.
- Mulch/wood chips – Mulching and/or wood chips will be used as a quick and effective means of dust control in recently disturbed areas.
- The Owner shall inspect access area on a regular basis. Sweeping shall be performed as necessary.

Prior to start of construction a plan of all abutting residences and their distances from these residences to the work areas (Phases 1 thru 4) of the project will be submitted. Additional noise mitigation measures to be employed to reduce the disturbance of construction equipment noise on these residences will be reviewed with the Town's inspector. Mitigation measures shall include, at a minimum, the following:

- On-site crushing or manufacturing of crushed stone materials will not be conducted on-site.
- Bull horns or other air driven horns shall not be used on site.
- Trucks used for hauling shall utilize the looped access drive in a counter clockwise direction, as shown on the phasing plans. The looped access drive will minimize the need for the trucks to back up and trigger the backup beepers.
- To minimize noise, trucks waiting in queue will not idle.
- Trucks shall not queue or park on local roads in the vicinity of the project.

The five existing monitoring wells shall be maintained during construction. Groundwater levels shall be monitored throughout construction.

All exposed soils shall be stabilized as soon as practical. Seed mixes shall only be applied during appropriate periods as recommended by the seed supplier, typically May 1 to October 15. Permanent slope stabilization in Natural Heritage Endangered Species Program restoration areas shall be in accordance with the Conservation Management Permit and plans.

Once the site is prepared and the slopes are stabilized in place, it should be maintained in accordance with the procedures described in the post-construction Operations and Maintenance Plan.

Drainage Basin

During periods of active construction, the drainage basin shall be inspected on a weekly basis and within 24 hours of a storm event of greater than $\frac{1}{2}$ ".


Maintenance tasks shall be performed monthly or after significant rainfall events of 1" of rain or greater. During construction, silt-laden runoff shall be prevented from entering the basin.



TOWN OF MARSHFIELD

870 MORaine STREET
MARSHFIELD, MA 02050
DPW

TO; Zoning Board of Appeals April 14, 2009

FROM: David E. Carriere – Superintendent 

SUBJET: License to Access property owned by Peter Armstrong, specifically Lot
H12-01-09A through Town Property Lot G11-03-14

The Board of Public Works will authorize the Superintendent to issue a license for access to the above parcel through Lot G11-03-14 (the so called Salt Shed and Reclaim Lot) contingent upon the granting of a gravel removal permit by those Boards having such authority.

The nature of the license and the conditions under which the license will operate are to be negotiated between the DPW and the owner(s) of the parcel after all permits are granted.

Spill Response Plan

Bridle Path

Assessors Lot G12-29-02

- Four spill kits shall be kept on site at all times throughout the project duration at a minimum of 500 feet from the excavation area. The spill kits shall contain:
 - A plastic, removable top, 55-gallon drum filled with absorbent rags
 - drain pans.
 - Kits shall be labeled “EMERGENCY SPILL KIT” and have contact telephone number for the contractor
- Two spill kits shall be located at the access end of the site.
- Two spill kits shall be located in the vicinity of the excavation as work progresses.
- Spill kits shall be inspected on a monthly basis. Inspections shall ensure that the rags and drain pans are dry and free from contaminants. Rags shall be replaced and the drain pans shall be cleaned as needed.

Procedure for equipment operators:

1. Contain spill and stop source of spill
2. Contact first responder
3. Contact second responder

First responder and second responder shall document any spills and actions taken to contain and remove spill.

FIRST RESPONDER: MARSHFIELD FIRE DEPARTMENT (781)837-1315

SECOND RESPONDER: KEVIN SEALUND (781) 844-3522

DEP EMERGENCY RESPONSE 1-(888)-304-1133

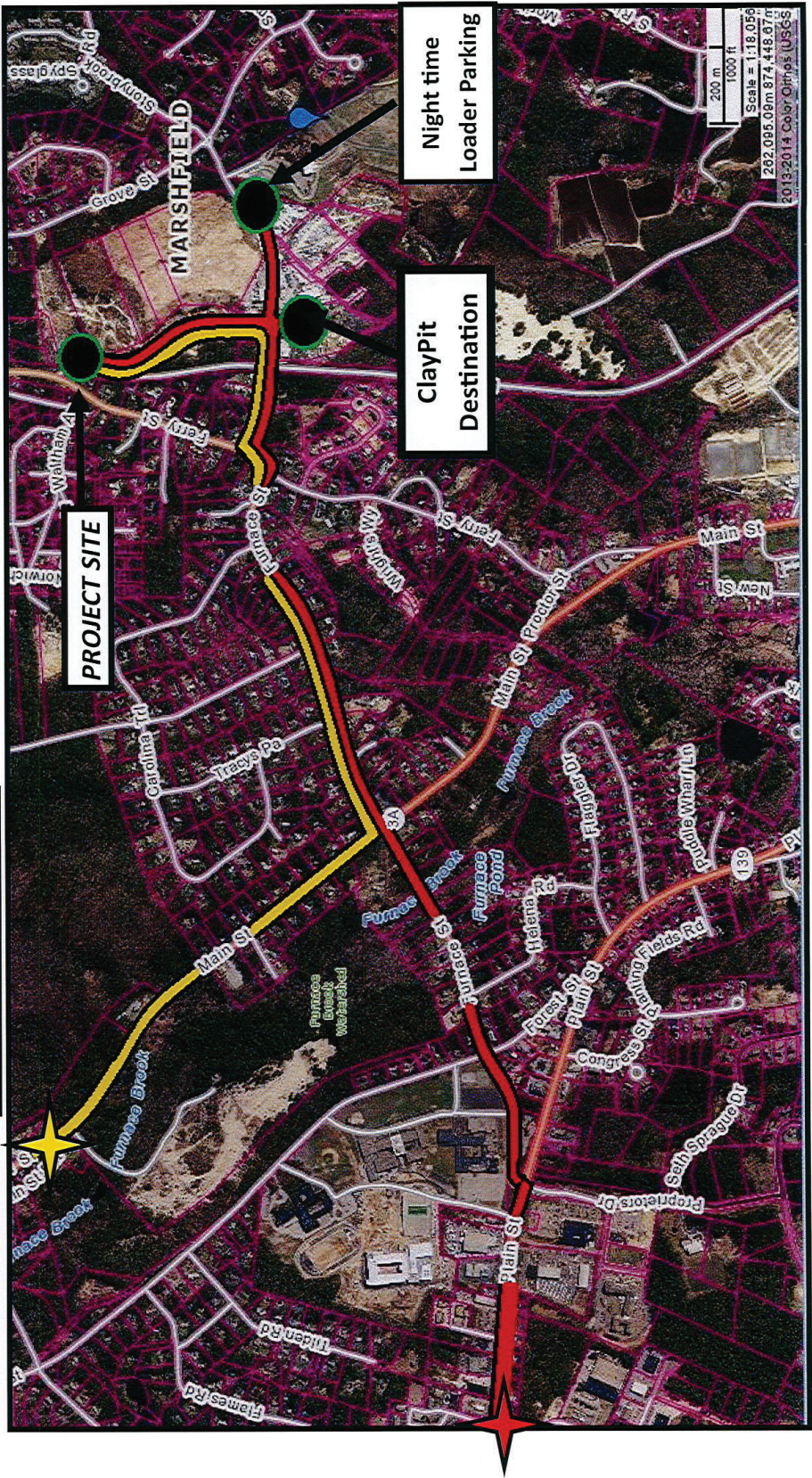
Spill response plan shall be submitted to the Zoning Board of Appeals on an annual basis and when/if the spill response plan is modified.

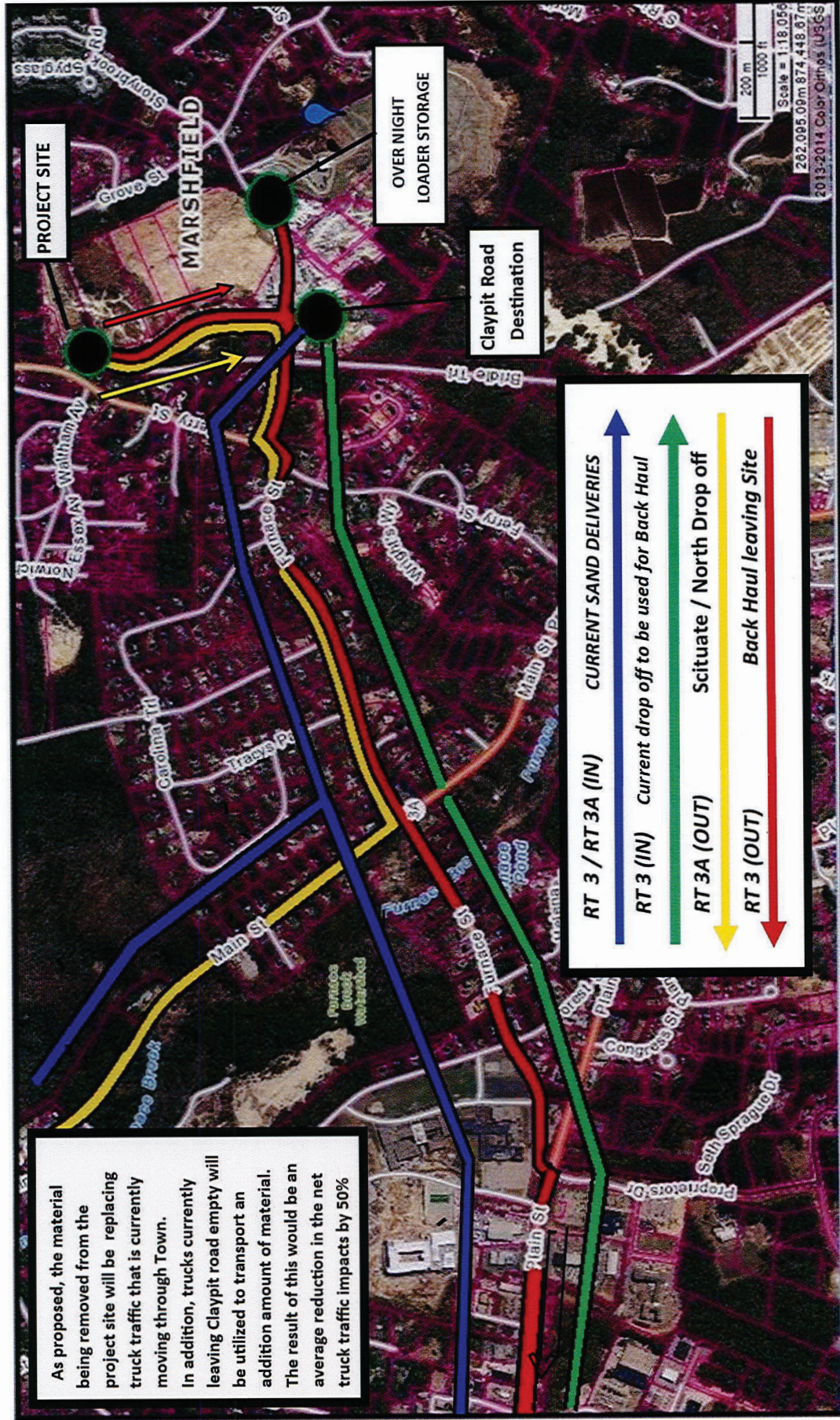
NOTE ADDITIONAL MAP
FOR IMPACT REDUCTION
FROM TRIPS ALREADY
COMING INTO TOWN

Claypit Rd to RT3A
Scituate
1-2 Trucks / Hour

Claypit Rd to RT 3
Back-Haul
1-2 Trucks / Hour

CLATPIT ROAD
Destination
(2 trucks / hr)





SITE PLAN
BRIDLE CROSSING
OFF FERRY STREET
MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
NOVEMBER 9, 2023
MARSHFIELD, MASSACHUSETTS
784 WASHINGTON STREET
FARMINGTON, MA 02603

PREPARED BY:
GRADY CONSULTING, L.L.C.
71 EAGLETON STREET, SUITE 1, EAGLETON, MA 02624
PHONE (978) 595-2300

SEQUENCE:
150,000 C.Y. (165,000 C.Y. WITH 10% EXPANSION)
BASED ON 40 TRUCK TRIPS/DAY
BASED ON 10% MONTHS

ASSASSINATORS LOT 112-01-10
N/F TOWN OF MARSHFIELD DPW

BENCHMARK
CONCRETE BOUND
EAST 1/4 SECTION 5
NOD 141101

BENCHMARK
CONCRETE BOUND
EAST 1/4 SECTION 5
NOD 141101

PROPOSED BUILDING #1
11,111 S.F. (11,111 S.F. TO 11,111 S.F.)
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PROPOSED BUILDING #2
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PROPOSED BUILDING #3
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PROPOSED BUILDING #4
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PROPOSED BUILDING #5
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PROPOSED BUILDING #6
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PROPOSED BUILDING #7
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PROPOSED BUILDING #8
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PROPOSED BUILDING #9
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PROPOSED BUILDING #10
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PROPOSED BUILDING #11
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PROPOSED BUILDING #12
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PROPOSED BUILDING #13
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PROPOSED BUILDING #14
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PROPOSED BUILDING #15
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PROPOSED BUILDING #16
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PROPOSED BUILDING #17
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PROPOSED BUILDING #18
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PROPOSED BUILDING #19
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PROPOSED BUILDING #20
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PROPOSED BUILDING #21
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PROPOSED BUILDING #22
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PROPOSED BUILDING #23
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PROPOSED BUILDING #24
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PROPOSED BUILDING #25
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PROPOSED BUILDING #26
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PROPOSED BUILDING #27
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PROPOSED BUILDING #28
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PROPOSED BUILDING #29
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PROPOSED BUILDING #30
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PROPOSED BUILDING #31
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PROPOSED BUILDING #32
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PROPOSED BUILDING #33
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PROPOSED BUILDING #34
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PROPOSED BUILDING #35
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PROPOSED BUILDING #36
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PROPOSED BUILDING #37
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PROPOSED BUILDING #39
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NOVEMBER 9, 2023
SCALE: AS SHOWN
JOB No. 12-243

PREPARED FOR:
MATLIN LLC C/O
KEVIN SEALINO & MATTHEW DACEY
794 WASHINGTON STREET
PEMBROKE, MA 02359

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architect
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300

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