

Orleans Conservation Commission
Tuesday, April 7th, 2026
Nauset Room, Town Hall

OR

Join Zoom Webinar via Computer or Mobile Device: <https://us02web.zoom.us/j/89985630706>

Phone: (646) 558-8656

Webinar ID: # 899 8563 0706

AGENDA

8:30 a.m. Call to Order

Request for Determination

Cynthia & Bill Sibold 63 Old Field Rd
By Ryder & Wilcox, Inc. Map 64, Parcel 6. The proposed installation of a sewage disposal system to replace existing cesspools serving a single-family dwelling. Work will occur within the 100' buffer zone to the Top of a Coastal Bank.

Notice of Intent

Scott & Diane Grieco 24 Camp Rd
By Schofield Brothers of Cape Cod. Map 12, Parcel 74. The proposed construction of a pool, patio, and garden shed, and the installation of native plantings. Work will occur within the 100' buffer zone to a Bordering Vegetated Wetland and within Riverfront Area.

John & Meghan Lyons 169 Monument Rd
By Ryder & Wilcox, Inc. Map 62, Parcel 36. The proposed removal of an existing dwelling and hardscaping and construction of a new dwelling and hardscaping, including installation of utilities, grading and landscaping. Mitigation will include removal of invasive vegetation and restoration with native species. Work will occur within the 100' buffer zone to a Coastal Bank, on a Coastal Bank, within Land Subject to Coastal Storm Flowage and the Pleasant Bay ACEC.

Revised Plan Request

Michael & Tracy Roberge 27 Cheney Rd
DEP #54-2677: Map 72, Parcel 2. The proposed request to authorize the extension of the limit of work and the in-the-water work duration to facilitate removal of the existing concrete seawall footing and proposed replanting effort.

Certificate of Compliance

Asa's Landing Realty Trust 4 Asas Landing
DEP # 54-0181: The addition to an existing single-family dwelling. Work occurred within the 100' buffer zone to the Top of a Coastal Bank.

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Carol Hausman

7 Brick Hill Rd Extension

DEP #54-2335: The installation of a new septic system. Work occurred within the 100' buffer zone to an Isolated Wetland.

Administrative Review

Joe & Kristin Kinsella

27 Ruggles Rd

The proposed removal of a cedar tree at the top of a Coastal Bank.

Leslie & Rick Beaulieu

33 Herring Brook Wy

The proposed removal of a tree leaning toward the dwelling and 7 dead trees on the side of the dwelling.

Matthew Schmidt

10 Larboard Ln

The proposed removal of 3 pine trees within the proximity of the dwelling and power lines.

Public Comment

Chairman's Business

Meeting minutes of 3/17/26

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Request for Determination

Cynthia & Bill Sibold

63 Old Field Rd

By Ryder & Wilcox, Inc. Map 64, Parcel 6. The proposed installation of a sewage disposal system to replace existing cesspools serving a single-family dwelling. Work will occur within the 100' buffer zone to the Top of a Coastal Bank.

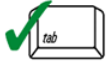


Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 1 – Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Orleans
Municipality

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. General Information

1. Applicant:

Cynthia and Bill

First Name

Sibold

Last Name

130 Abbott Road

Street Address

Wellesley

City/Town

MA

State

02481

Zip Code

339-364-0247

Phone Number

cynthiasibold@yahoo.com

Email Address

2. Property owner (required if different from applicant):

First Name

Last Name

Street Address

City/Town

State

Zip Code

Phone Number

Email Address

3. Representative (if any):

Stephanie J.

First Name

Sequin, P.E.

Last Name

Box 439

Street Address

S. Orleans

City/Town

MA

State

02662

Zip Code

508-255-8312

Phone Number

stephanie@ryder-wilcox.com

Email Address (if known)

B. Project Description

1. a. Project Location (Note: use maps and plans to identify the location of the area subject to this request):

63 OLD FIELD RD

Street Address

Orleans

City/Town

41.762185

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

-69.957341

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

64

Assessors Map/Plat Number

6

Parcel /Lot Number



B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Installation of a sewage disposal system to replace existing cesspools serving a single-family dwelling.

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



C. Determinations

1. I request ORLEANS make the following determination(s). Check any that apply:
the _____

Conservation Commission

- a. whether the area depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the Activities depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any municipal wetlands' ordinance or bylaw of:

ORLEANS

Name of Municipality

- e. whether the following scope of alternatives is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

Signature of Representative (if any)

Date



C. Determinations

1. I request the Town of Orleans make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Orleans

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

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Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

March 18/26

Signature of Representative (if any)

Date

3/18/26



SURVEYING · ENGINEERING
HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD · P.O. BOX 439
SO. ORLEANS, MASSACHUSETTS 02662-0439
TEL: 508.255.8312 FAX: 508.240.2306
EMAIL: info@ryder-wilcox.com

NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLAND PROTECTION ACT

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the Orleans Wetlands Protection By-Law, you are hereby notified of the following:

A. The names of the applicants are Cynthia and Bill Sibold.

The project consists of the installation of a sewage disposal system to replace existing cesspools serving an existing dwelling. Work will take place in the 100' buffer to a coastal bank and within the Pleasant Bay ACEC.

B. The applicant has filed a Request for a Determination of Applicability with the Conservation Commission for the municipality of Orleans seeking permission to alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

C. The address of the lot where the activity is proposed is 63 Old Field Road.

D. Copies of the filing are available by contacting the Conservation Commission Office, 19 School Road, Orleans, MA between the hours of 9:00 and 4:00, Monday through Friday. For more information, contact the Conservation Commission Office at (508) 240-3700 x2425 or email jjanell@town.orleans.ma.us.

E. Copies of the filing are also available from Ryder & Wilcox, Inc., located at 3 Giddiah Hill Road, Orleans, MA. For more information call (508) 255-8312 or email info@ryder-wilcox.com.

F. A public hearing will be held on April 7, 2026 in Town Hall, 19 School Road. Information regarding the time and place of the public hearing may be obtained by calling the Conservation Commission office at (508) 240-3700 x 2425 or email to jjanell@town.orleans.ma.us.

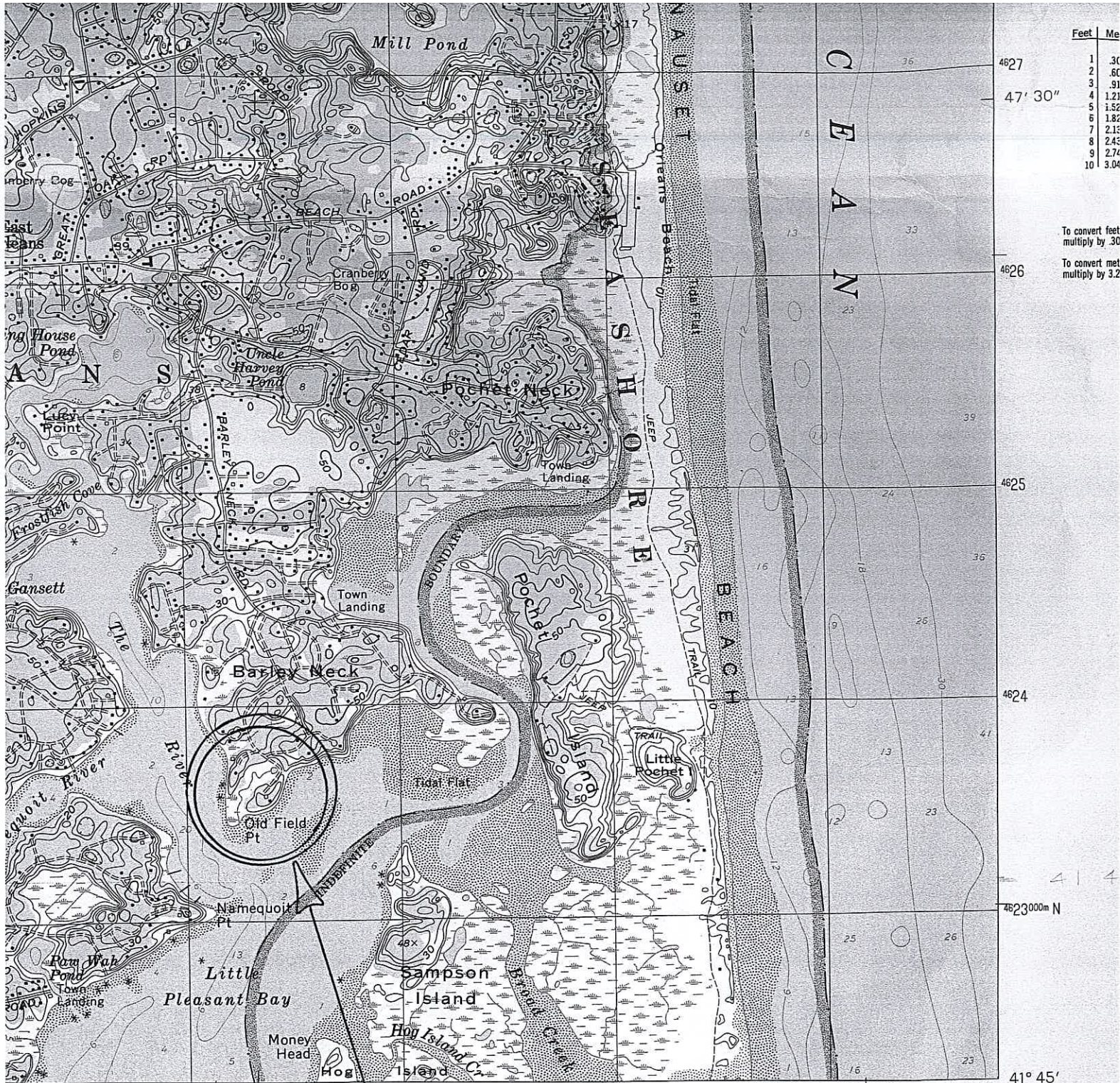
Real-time public access will be provided by Orleans Channel 18 on the Town website and cable television. Real-time public comment can be addressed to the Conservation Commission utilizing a Zoom link or telephone number and Access Code (to be available prior to the scheduled hearing). Contact the Conservation Office or Ryder & Wilcox for more information.

NOTE: The Conservation Commission hearings are called to order at 8:30 AM. Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the *Cape Coddier*. Notice will also be posted on the Town Website not less than forty-eight hours in advance.

NOTE: You also may contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Southeast Region: 508-946-2800

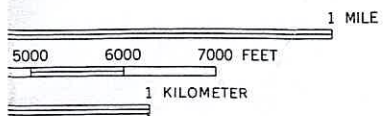
cc: Sibold
#10756



Feet	Me
1	.30
2	.60
3	.91
4	1.21
5	1.52
6	1.82
7	2.13
8	2.43
9	2.74
10	3.04

To convert feet multiply by .30
To convert met multiply by 3.2

420 57' 30" (CHATHAM) 7067 III NW 421 41 4 4823000m N 41° 45' 69° 55'



OF 1929
S MEAN LOW WATER
MEAN HIGH WATER
ATLANTIC OCEAN

ACY STANDARDS
RVEY
RGINIA 22092
IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

LOCUS

ROAD CLASSIFICATION

- Primary highway, hard surface _____
- Light-duty road, hard or improved surface _____
- Secondary highway, hard surface _____
- Unimproved road _____
- Interstate Route
- ◻ U. S. Route
- State Route

ORLEANS, MASS.
N4145—W6955/7.5

1974
PHOTOINSPECTED 1977
AMS 6967 I SE—SERIES V814

National Flood Hazard Layer FIRMette

69°57'45"W 41°45'57"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone X

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

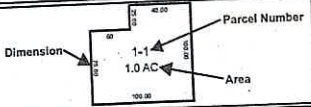
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/26/2025 at 4:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Map Notes:
 1. This map is for assessment purposes only. It is not for legal description or conveyance.
 2. This map displays 2024 property boundaries and building footprints for calendar year 2020.
 3. Wetlands data for display purposes only. Wetland edges require field verification.

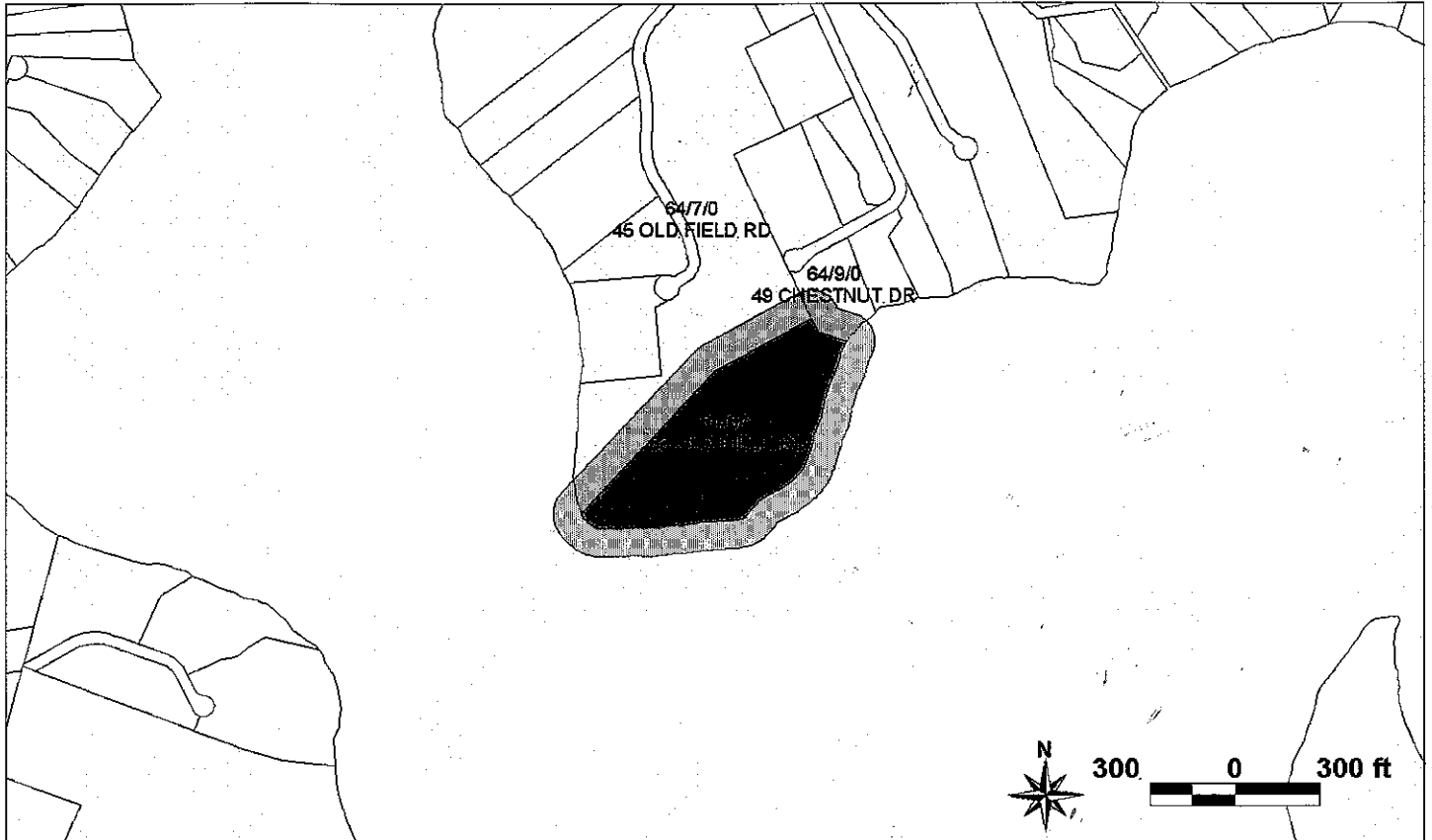


Town of Orleans, Massachusetts Tax Map

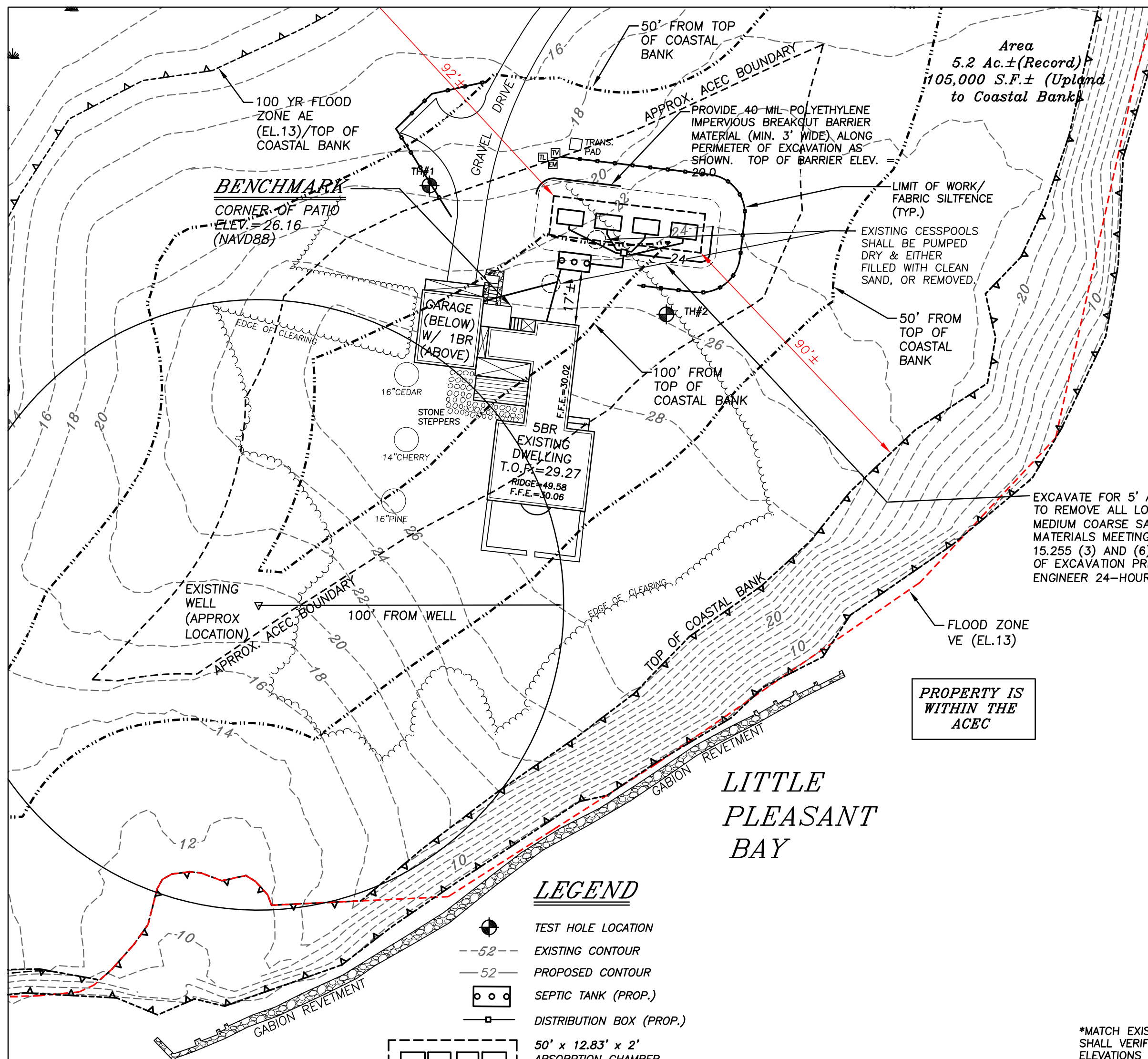


TOWN OF ORLEANS, MA
 BOARD OF ASSESSORS
 19 School Rd., Orleans, MA 02653

Abutters List Within 100 feet of Parcel 64/6/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4786	64-6-0-R	SARGENT FRANCIS W JR ET AL TRS C/O REDDING JAMES P TRUSTEE	63 OLD FIELD RD	31 W RIVIALTO DRIVE	MIAMI BEACH	FL	33139
4787	64-7-0-R	NICHOLS ARTHUR B IV ET AL	45 OLD FIELD RD	30 APPLETREE LN	NORWALK	CT	06850
4789	64-9-0-R	MUZILLA CRAIG & BERKA SHARON	49 CHESTNUT DR	3 SHADY LN	ACTON	MA	01720

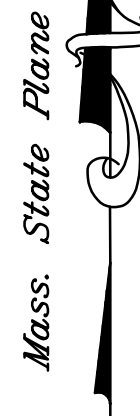


SITE PLAN

1" = 30'

DATUM

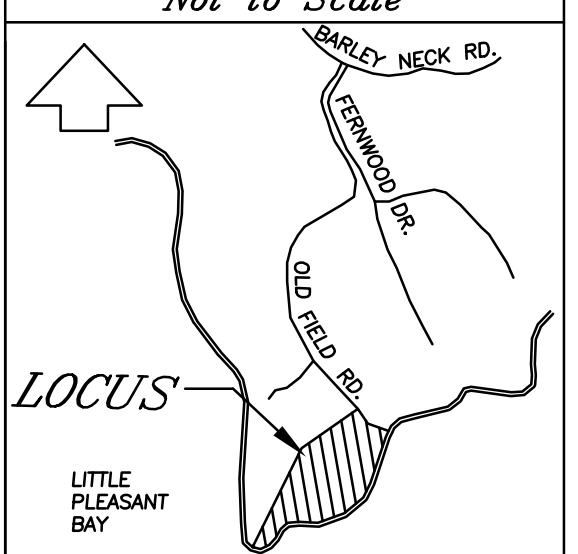
NAVD 88



GENERAL NOTES:

1. SYSTEM IS DESIGNED IN ACCORDANCE WITH "COMMONWEALTH OF MASS., DEPT. OF ENVIRONMENTAL PROTECTION, 310 CMR 15.00; THE STATE ENVIRONMENTAL CODE, TITLE 5; STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" AND THE TOWN OF ORLEANS REGULATIONS, EXCEPT AS NOTED.
2. NO WELLS OR WATER SUPPLIES ARE KNOWN TO EXIST WITHIN 100 FEET OF THE PROPOSED SOIL ABSORPTION SYSTEM. ALL WELLS KNOWN TO EXIST WITHIN 150 FT. OF THE SYSTEM ARE SHOWN.
3. PRIOR TO BACKFILLING COMPLETED SYSTEM, NOTIFY THE ENGINEER AND THE HEALTH DEPARTMENT FOR INSPECTION. PROVIDE 24 HOURS (MIN.) NOTICE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH.

LOCATION MAP
Not to Scale



LOCAL UPGRADE APPROVAL IS REQUIRED TO ALLOW: PROPOSED SAS TO BE 90' FROM A COASTAL BANK PROPOSED SAS TO BE 4' BELOW GRADE NO RESERVE AREA PROVIDED

Reference

Assr's Map 64, Pcl. 6
Dd. Bk. 7813, Pg. 141
Pl. Bk. 73, Pg. 61

ZONE R

Minimum Building Setbacks

Front - 25'
Side/Rear - 25'

Upland Area = 105,000 S.F.

BUILDING COVERAGE CALCULATIONS

Existing = 2,224 S.F.± (2.1%)

EXCAVATE FOR 5' AROUND CHAMBERS AS REQUIRED TO REMOVE ALL LOAMY SAND AND SILTY LOAM ABOVE MEDIUM COARSE SAND (C) LAYERS. BACKFILL WITH MATERIALS MEETING THE SPECIFICATIONS OF 310 CMR 15.255 (3) AND (6). NOTIFY ENGINEER FOR INSPECTION OF EXCAVATION PRIOR TO BACKFILLING. PROVIDE ENGINEER 24-HOUR (MIN.) NOTICE FOR INSPECTION.

DESIGN DATA

NUMBER OF BEDROOMS: 6
ESTIMATED DAILY EFFLUENT: 660
TOTAL LEACHING AREA AS PROPOSED:
SIDEWALL: 2(L+W) x D = 251.3 S.F.
BOTTOM: L x W = 641.5 S.F.
LEACHING CAPACITY AS PROPOSED:
(EFFLUENT LOADING RATE = 0.74 GPD/SF)
SIDEWALL: 186 G.P.D.
BOTTOM: 474.7 G.P.D.
TOTAL = 661 G.P.D.

PROPERTY IS WITHIN THE ACEC

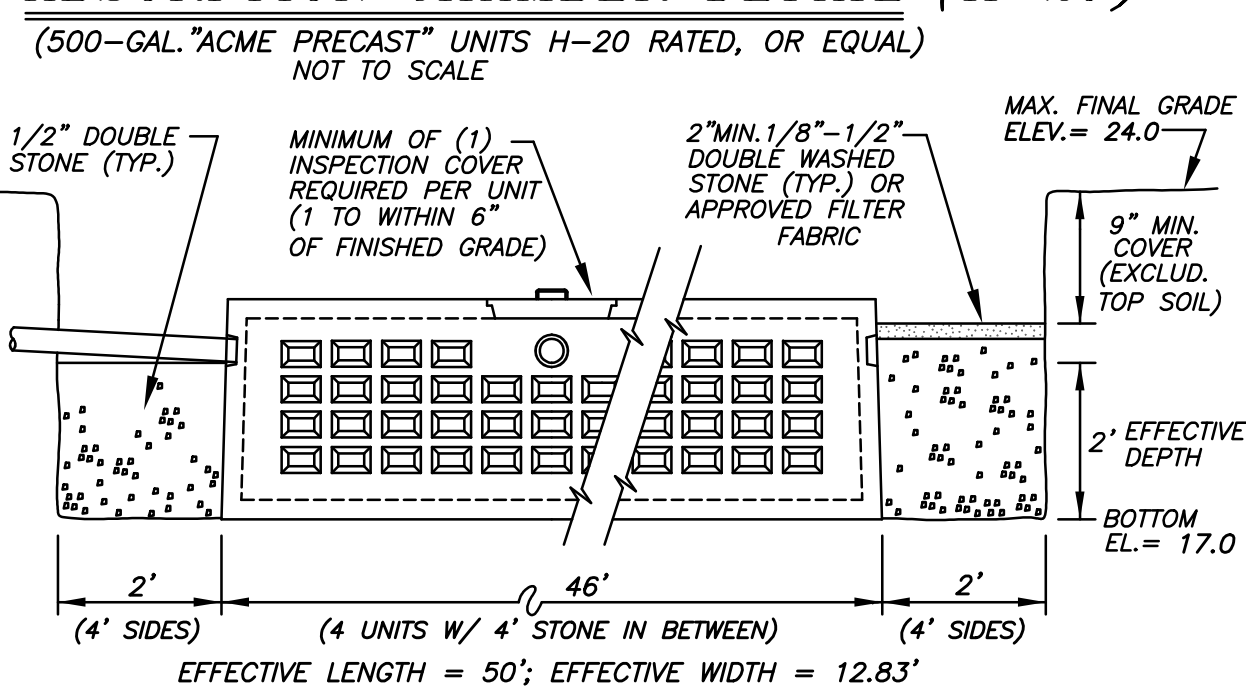
LEGEND

- TEST HOLE LOCATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SEPTIC TANK (PROP.)
- DISTRIBUTION BOX (PROP.)
- 50' x 12.83' x 2' ABSORPTION CHAMBER SYSTEM (H20 RATED)

CONSTRUCTION NOTES:

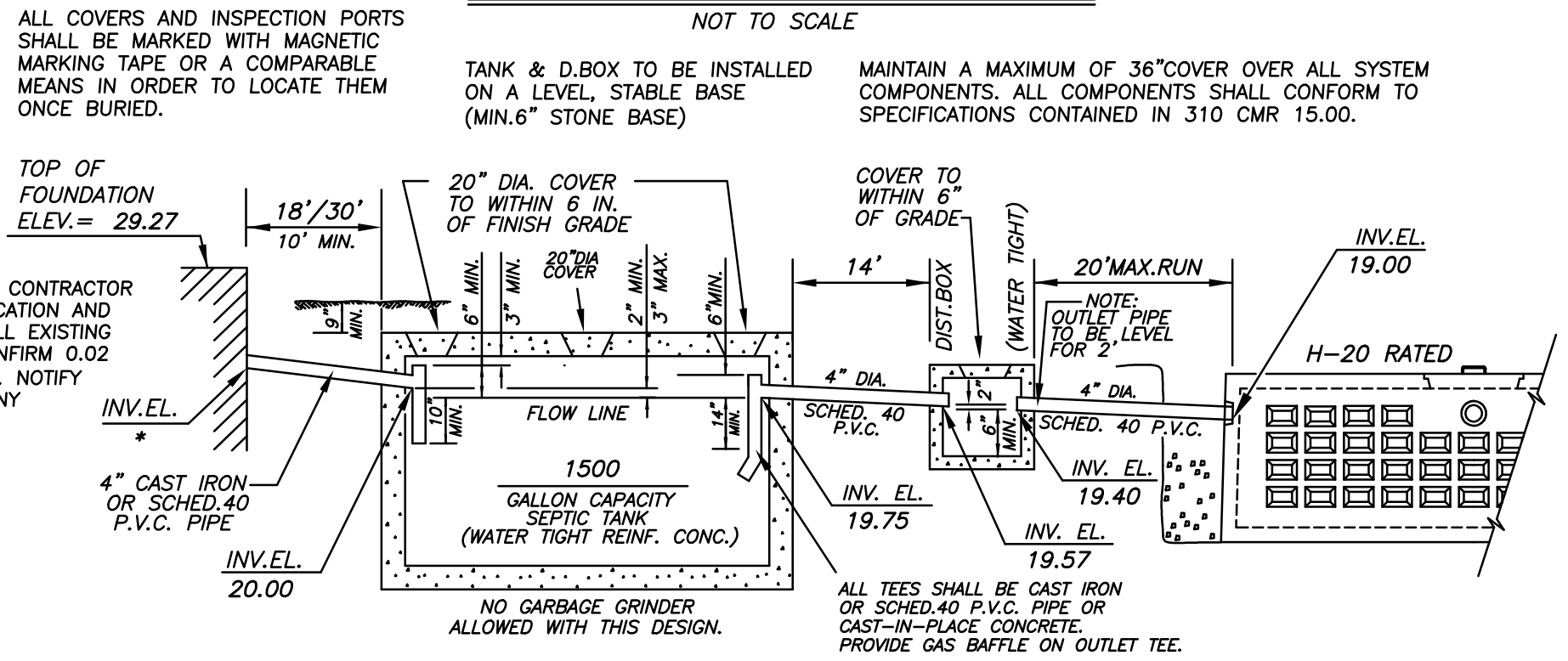
1. NO HERBICIDES TO BE USED ON SUBJECT LOT.
2. LIMITS OF CONSTRUCTION AND/OR GRADING TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED, PRIOR TO, AND DURING CONSTRUCTION.
3. FABRIC SILTFENCE TO BE SECURELY STAKED IN PLACE PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
4. DISTURBED AREAS SHALL BE STABILIZED AND REVEGETATED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING.
5. ALL EXCESS EXCAVATED MATERIAL SHALL BE STOCKPILED WITHIN THE DESIGNATED WORK AREA AND SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONSTRUCTION.
6. ANY ADDITIONAL WORK BEYOND THE SCOPE OF THAT WHICH IS SHOWN HEREON WILL REQUIRE CONSERVATION COMMISSION APPROVAL.

ABSORPTION CHAMBER DETAIL (H-20)



TYPICAL SYSTEM PROFILE

NOT TO SCALE



PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

Prepared for: Cynthia & Bill Sibold
Location: 63 Old Field Road - Orleans, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.
3 Ciddiah Hill Rd.
P.O. Box 439
So. Orleans, MA, 02662
Tel. (508) 255-8312
ryder-wilcox.com

Scale: 1" = 30'
Drawn by CCE
Date - December 16, 2025
Rev. - 3/18/26 (Move SDS)

Notice of Intent

Scott & Diane Grieco

24 Camp Rd

By Schofield Brothers of Cape Cod. Map 12, Parcel 74. The proposed construction of a pool, patio, and garden shed, and the installation of native plantings. Work will occur within the 100' buffer zone to a Bordering Vegetated Wetland and within Riverfront Area.

SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting
161 Cranberry Highway
P.O. Box 101
Orleans, MA 02653-0101
508-255-2098 - 508-240-1215 (fax)
E-mail: schobro@capecod.net

**Narrative and Summary
to Accompany a Notice of Intent
at 24 Camp Road
in Orleans, Massachusetts**

The subject property of this Notice of Intent is located at 24 Camp Road in Orleans, Massachusetts. The property is designated as Parcel 74 on Orleans Assessor Map 12. The 1.09± acre property is bordered by Camp Road to the east and a shrub swamp to the west. An existing two story, three bedroom dwelling built in 1982 and accessory building exist on the site along with associated gravel driveway, septic system and utilities.

Wetland Resource Areas

Bordering Vegetated Wetland / Shrub Swamp

There is a bordering vegetated wetland system, a shrub swamp, westerly of the existing dwelling. The shrub swamp has a distinct border due to sharply sloping topography from the adjacent upland areas. The wetland system is connected to other neighborhood wetlands via drainage ditches. The 50 and 100 foot buffer zones are shown on the site plan accompanying this filing.

Riverfront

A drainage ditch connects the shrub swamp to another wetland located to the southeast. The ditch is man made but is depicted as a perennial stream on the Orleans USGS quadrangle and so will be treated as a “river” for this filing. The ditch ends abruptly within the southerly portion of the shrub swamp adjacent to the subject parcel. The 200’ Riverfront Area is shown on the attached site plan.

Natural Heritage and Endangered Species Program

According to the Priority and Estimated Habitat Layers of Endangered Species created by the Natural Heritage and Endangered Species Program on Mass GIS, there is no endangered species habitat overlapping the property.

Project Description ~ Proposed Pool, Patio and Garden Shed

The project is the construction of pool and additional patio partially located within the 75 – 100 foot buffer zone to the bordering vegetated wetland and riverfront area. A 120 square foot garden shed is proposed within the riverfront area. Adjacent to the shed, existing Cape Cod Lawn will be converted to cut flower beds.

The pool, patio and landscape walls are proposed adjacent to the rear of the existing dwelling and within an existing lawn area. A portion of the pool and additional patio (254 square feet+/-) are within the buffer zone.

Construction Access and Staging

Construction access will be via the driveway and along the southerly side of the existing dwelling within existing lawn area. The driveway shall be used for staging of the project. Any construction debris shall be properly disposed of and good housekeeping measure shall be observed on site during construction. There shall be no stockpiling of material within the buffer zone.

Installation of Erosion Control

Prior to any disturbance on the site, erosion control, in the form of a silt fence and staked straw wattle barrier will be installed. The silt fence barrier shall remain in place until all disturbed areas have been stabilized upon completion of the project or returned to their original condition. The silt fence barrier is also intended to act as a work limit / limit of disturbance. Details and location of the erosion control barrier are shown on the site plan. Disturbed areas not otherwise landscaped post construction shall be loamed and seeded with clover and/or a native wildflower mix.

Proposed Native Plantings / Mitigation

Mitigation plantings are proposed in conjunction with the project. Six trees are proposed to be removed in the area adjacent to the proposed pool. Seven trees will be provided within the 50 foot buffer zone and the inner 100 foot Riverfront Area. An additional 13 native shrubs will be provided along the edge of the bordering vegetated wetland to create a wider naturally vegetated buffer zone adjacent to the shrub swamp. An additional 9 native shrubs will be planted adjacent to the pool within the 100 foot buffer zone and the Riverfront Area. Existing Cape Cod lawn within the 25 foot buffer will be seeded with clover and a native wildflower mix. Please refer to the Landscape Plan enclosed within this filing.

Performance Standards:

Massachusetts Wetlands Protection Act Performance Standards:

310 CMR 10.55(4) Bordering Vegetated Wetland Performance Standards: There is no work proposed within the bordering vegetated wetland therefore this performance standard is met.

Riverfront Area General Performance Standards:

310 CMR 10.58 (4)(a) Protection of Other Resource Areas: The work shall meet the performance standards for all other resource areas within the riverfront area. When the work in the riverfront area is also within the buffer zone to another resource area, the performance standards for the riverfront area shall contribute to the protection of the interests of the Wetlands Protection Act in lieu of any additional requirements that might otherwise be imposed on work in the buffer zone within the riverfront area.

The buffer zone to the bordering vegetated wetlands overlaps a portion of the proposed project. There is no work proposed within the bordering vegetated wetland (bvwm) so the performance standards pertaining to bordering vegetated wetlands is met. Additionally, temporary erosion control is proposed to protect the bvwm during construction and the proposed mitigation plantings will provide on-going benefit to the shrub swamp.

(4)(b) Protection of Rare Species: No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites of rare wetland or upland vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59 or 10.37.

The project site is not within any specified habitat of rare vertebrate or invertebrate species; therefore, this performance standard is met.

(4)(c) Practicable and Substantially Equivalent Economic Alternatives: There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in the Act.

Siting the project entirely outside of the Riverfront Area is not practicable as riverfront overlaps approximately 2/3s of the property. Of the total riverfront area on the site (approximately 30,350 square feet) the completed project will cumulatively alter approximately 2,589 square feet or 8.5% of the riverfront area, less than 10% of the riverfront area threshold.

The subject property is located within a residentially zoned parcel and so practical and economic alternatives are limited to those associated with a single family dwelling. The proposed pool and patio are proposed immediately adjacent to the back of the existing dwelling to limit the intrusion into the buffer zone and riverfront area. The easterly side of the dwelling outside of the buffer zone and riverfront area are limited in available area as the driveway and septic system are located in this area. Any alternative location on site is closer to wetland resource areas.

310 CMR 10.58(5) Redevelopment Within Previously Developed Riverfront Areas: Restoration and Mitigation

Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means...expansion of existing structures, or reuse of degraded or previously developed areas. ... Work to redevelop previously developed riverfront areas shall conform to the following criteria:

(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront to protect the interests identified in MGL Ch 131 section 40.

The proposed project will result in an improvement over existing conditions by converting existing Cape Cod lawn to a clover and/or native wildflower groundcover and providing mitigation plantings within the Riverfront Area that include native trees and shrubs. The location of the proposed mitigation plantings will increase the natural vegetative buffer zone between the developed portions of the property and the buffer zone to the bordering vegetated wetland.

(b) Stormwater management is provided according to standards established by the Department.

The project does not trigger any stormwater management requirements established by DEP.

(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less

The existing deck is approximately 153 feet from the drainage ditch. The proposed project is approximately 173 feet from the edge of the drainage ditch; farther to the river than existing conditions and greater than 100 feet away.

(d) Proposed work, including expansion of existing structures shall be located outside the riverfront area or toward the riverfront boundary and away from the river...

The proposed pool and garden shed are located within the outer boundary of the riverfront area and away from the river.

(e) The area of proposed work shall not exceed the amount of degraded area, provided the work may alter up to 10% if the degraded area is less than 10% of the riverfront area....

The existing degraded area and the proposed work within the riverfront area is 2,589+/- square feet. The total riverfront area on the property is 30,350 square feet. The proposed total degraded area within the riverfront area (2,589 square feet) is 8.5% of the total riverfront area on site and so this criteria is met.

(f) and (g) are not applicable.

Town of Orleans Wetland Regulations
196A-7 Buffer zone and buffer strip

The project has been designed to remain within the existing footprint of development. Other than the proposed mitigation plantings there is no work proposed within the 50 foot buffer zone. The proposed pool and patio fall within the 75- 100 foot buffer zone and within the footprint of existing development.

Erosion control, in the form of a silt fence and straw wattle, is proposed to prevent erosion during construction and to act as a limit of work. Disturbed areas shall be loamed and seeded with a clover and/or native wildflower mix post construction and mitigation plantings are proposed to provide a 25 foot naturally vegetated buffer strip along the existing shrub swamp.



WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP

MassDEP File Number

Document Transaction Number

Orleans

City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

24 CAMP RD

a. Street Address

Orleans

b. City/Town

02653

c. Zip Code

41.802643

d. Latitude

-69.957958

e. Longitude

12

f. Assessors Map/Plat Number

74

g. Parcel /Lot Number

2. Applicant:

Scott and Diane

a. First Name

Grieco

b. Last Name

c. Organization

24 Camp Road

d. Street Address

Orleans

e. City/Town

MA

f. State

02653

g. Zip Code

508.424.8371

h. Phone Number

i. Fax Number

sgrieco@ptd.net

j. Email Address

3. Property owner (required if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

4. Representative (if any):

Laura

a. First Name

Schofield

b. Last Name

Schofield Brothers of Cape Cod

c. Organization

PO Box 101

d. Street Address

Orleans

e. City/Town

MA

f. State

g. Zip Code

508.255.2098

h. Phone Number

i. Fax Number

schobro@capecod.net

j. Email Address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

165

a. Total Fee Paid

70

b. State Fee Paid

95

c. City/Town Fee Paid



WPA Form 3- Notice of Intent

A. General Information (continued)

6. General Project Description:

The project is the construction of a pool, patio and garden shed and installation of native plantings.

7a. Project Type Checklist: (Limited Projects see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal Engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 12.4 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes
- No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property Recorded at the Registry of Deeds for:

Barnstable

237551

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only - Check if the project is located on in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	0 1. square feet	0 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	N/A 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 30,350
square feet

4. Proposed alteration of the Riverfront Area:

<u>2,589</u> a. total square feet	<u>0</u> b. square feet within 100 ft.	<u>2,589</u> c. square feet between 100 ft. and 200 ft.
--------------------------------------	---	--

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any).</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any).</u>

	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purposed of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter additional amount here.	
	_____	_____
	a. square feet of BWW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involved Stream Crossings	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists - Required Actions (310 CMR 10.11)

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm

- a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 1, 2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing, which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

- 2. Assessor's Map or right-of-way plan of site

- 2. Project plans for entire project site, included wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/info-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

_____ a. NHESP Tracking #

_____ b. Date submitted to NHESP

3. Separate MES review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only

Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & islands:

North Shore - Plymouth to New Hampshire Border

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

c. Is this an aquaculture project?

Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACES locations). Note: electronic filers click on Website.
-
- c. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip section D and complete Appendix A: Ecological Restoration Notice of Intent - Minimum Required Documents (310 CMR 10.12)
Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to location the site. (Electronic filers may omit this item)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area



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D. Additional Information (cont'd)

- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

~24 Camp Road~ Proposed Site Plan of Land in Orleans, MA

a. Plan Title

Schofield Brothers of Cape Cod

Robert J Freeman, PLS

b. Prepared By

c. Signed and Stamped by

March 4, 2026

1" = 20'

d. Final Revision Date

e. Scale

The Grieco Residence 24 Camp Road Orleans

February 25, 2026

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form to confirm fee payment:

6275

2. Municipal Check Number

March 4, 2026

3. Check date

6276

4. State Check Number

March 5, 2026

5. Check date

Schofield Brothers of Cape Cod

6. Payor name on check: First Name

Schofield Brothers of Cape Cod

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Orleans

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

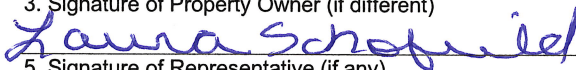
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

X 

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)



4. Date

3/4/26

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

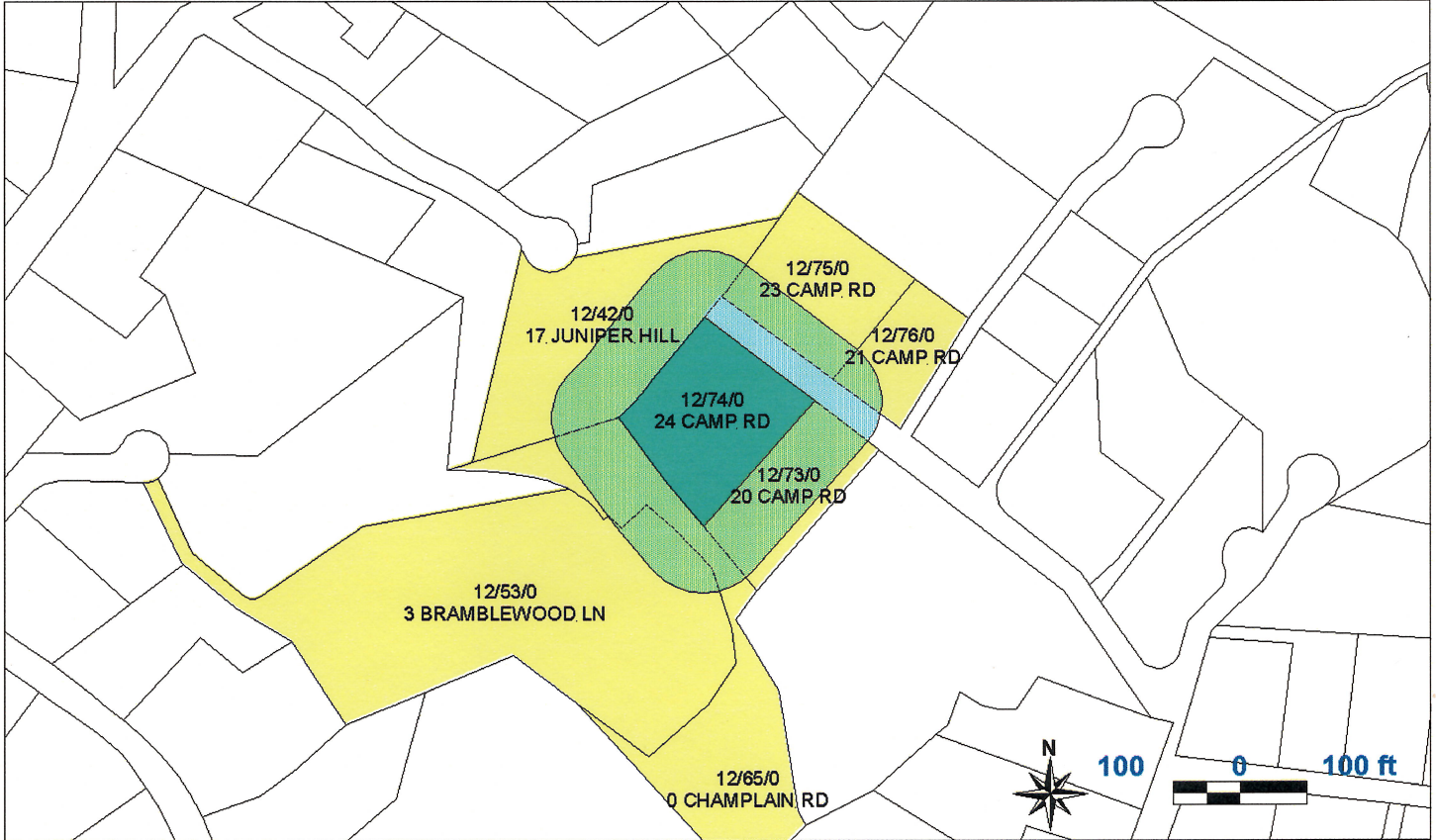
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



TOWN OF ORLEANS, MA
 BOARD OF ASSESSORS
 19 School Rd., Orleans, MA 02653

Abutters List Within 100 feet of Parcel 12/74/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
234	12-42-0-R	KADZIK JACK C & CYNTHIA P	17 JUNIPER HILL	17 JUNIPER HILL RD	ORLEANS	MA	02653
248	12-53-0-R	VULOPAS CHRISTINE A TRUSTEE 3 BRAMBLEWOOD LN REALTY TR	3 BRAMBLEWOOD LN	48 HARRISON ST	NEWTON	MA	02461
8424	12-65-0-R	OWNERS UNKNOWN	0 CHAMPLAIN RD	NA	NA	NA	NA
266	12-73-0-R	KEOGH MICHAEL & ASHLEY TRS KEOGH FAMILY REVOCABLE TR	20 CAMP RD	1 CAPTAIN THOMAS LN	HINGHAM	MA	02043
267	12-74-0-R	GRIECO SCOTT & DIANE TRS GRIECO FAMILY REALTY TRUST	24 CAMP RD	24 CAMP RD	ORLEANS	MA	02653
268	12-75-0-R	KIMBALL CHERYL & KEEGAN ROBERT CHERYL KIMBALL REV TRUST	23 CAMP RD	10 NOUVELLE WY UNIT S 1105	NATICK	MA	01760
269	12-76-0-R	FJELDE MICHELE A TRS ROLF FJELDE TRUST	21 CAMP RD	C/O MICHELE BURKE 88 FLORENCE ST	MELROSE	MA	02176

Michele Fjelde

SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting
161 Cranberry Highway
P.O. Box 101
Orleans, MA 02653-0101
508-255-2098 - 508-240-1215 (fax)
E-mail: schobro@capecod.net

**NOTIFICATION TO ABUTTERS UNDER
THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND THE ORLEANS WETLANDS REGULATIONS**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the Town of Orleans Wetlands Regulations, you are hereby notified of the following:

- A. The applicants are Scott & Diane Grieco.
- B. The applicant has filed a Notice of Intent with the Orleans Conservation Commission seeking permission to construct a shed, pool and patio within an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Orleans Wetlands Regulations.
- C. The address of the lot where the activity is proposed is 24 Camp Road in Orleans, Massachusetts.
- D. Copies of the Notice of Intent may be examined at Orleans Town Hall between 8:30 and 4:30 on Monday through Friday. For more information, call 508-240-3700 ext. 2425.
- E. Copies of the Notice of Intent may be obtained from [Schofield Brothers of Cape Cod](#) by calling 508-255-2098 between 8:00 and 5:00 on Monday through Friday.
- F. A public hearing will be held April 7, 2026 beginning at 8:30 a.m. in the Nauset Meeting Room at the Orleans Town Hall. Further information regarding the date, time, and place of the public hearing may be obtained from Orleans Conservation Commission by calling 508-240-3700 ext. 2425 between the hours of 8:30 and 4:30 on [Monday through Friday](#).

Note: Notice of public hearing, including its date, time, and place, will be published at least five (5) days in advance in The Cape Codder.

Note: Notice of public hearing, including its date, time, and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

Note: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call Southeast Regional Office at 508-946-2700.

SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting
161 Cranberry Highway
P.O. Box 101
Orleans, MA 02653-0101
508-255-2098 - 508-240-1215 (fax)
E-mail: schobro@capecod.net

**Photographs of Site
at 24 Camp Road
in Orleans, Massachusetts**



Proposed Pool Location

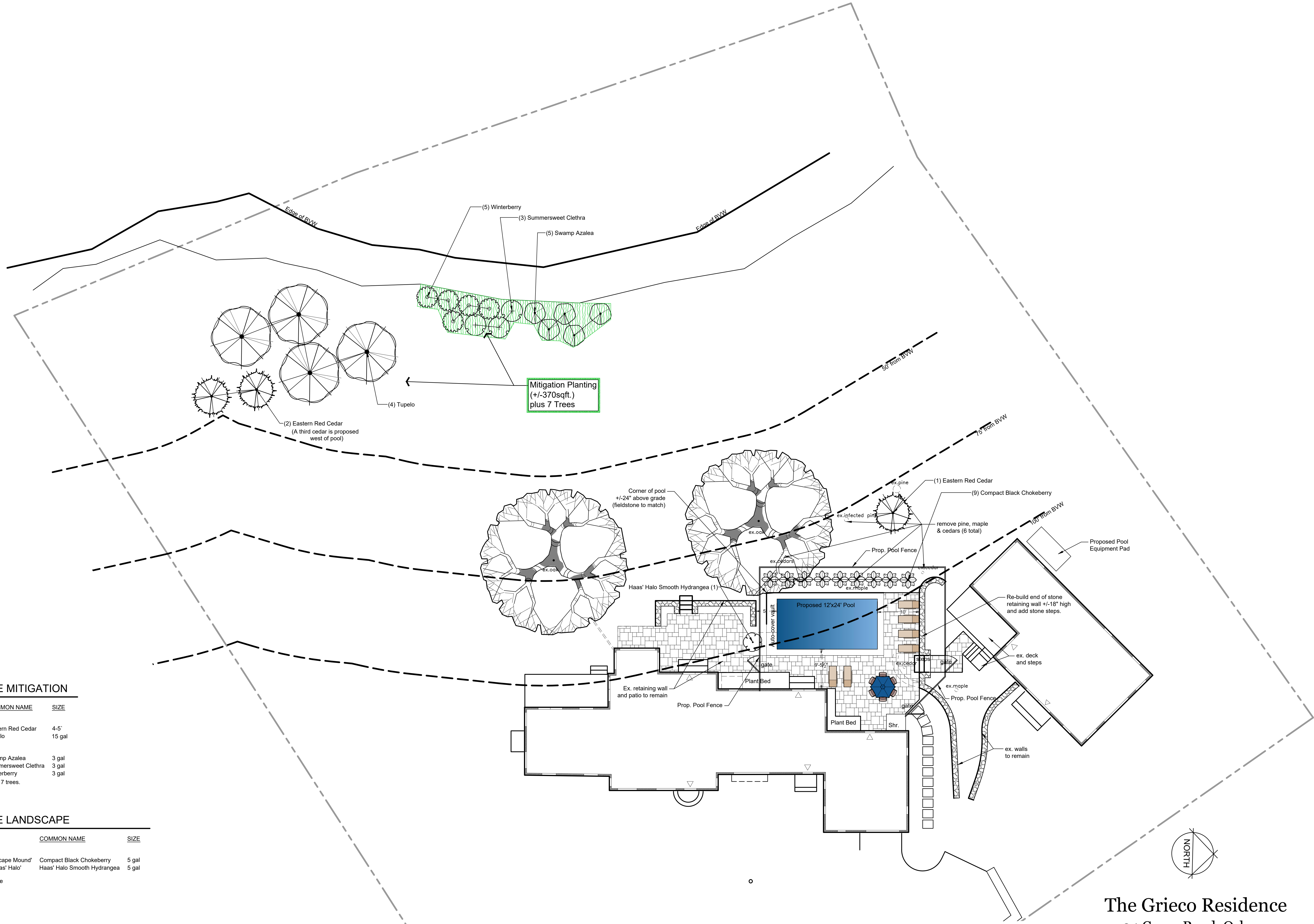
SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting



Construction Access



Edge of bordering vegetated wetland / shrub swamp



PLANT SCHEDULE MITIGATION

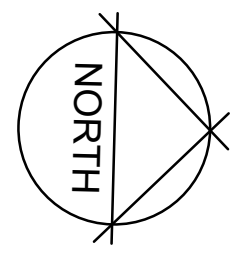
QTY	BOTANICAL NAME	COMMON NAME	SIZE
NATIVE TREES			
3	Juniperus virginiana	Eastern Red Cedar	4-5'
4	Nyssa sylvatica	Tupelo	15 gal
NATIVE SHRUBS			
5	Azalea viscosum	Swamp Azalea	3 gal
3	Clethra alnifolia	Summersweet Clethra	3 gal
5	Ilex verticillata	Winterberry	3 gal

Mitigation provided : +/-370sqft plus 7 trees.

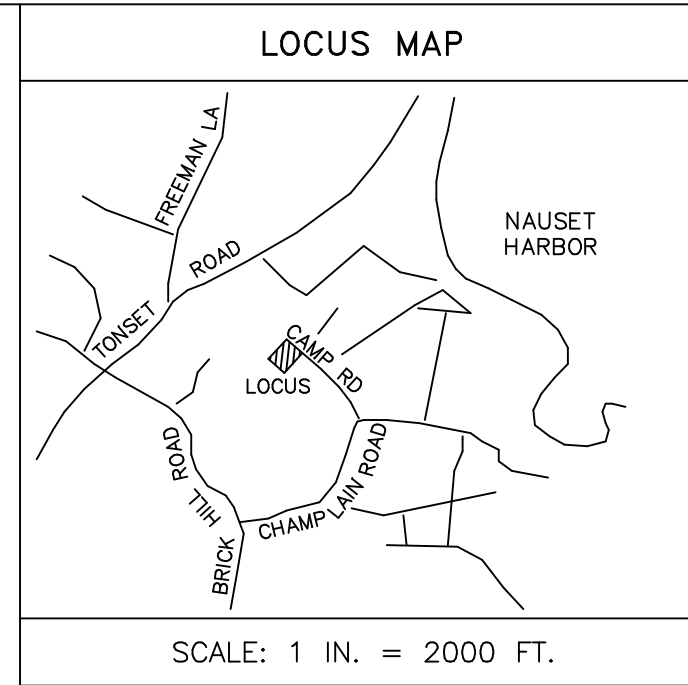
PLANT SCHEDULE LANDSCAPE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
NATIVE SHRUBS			
9	Aronia melanocarpa 'Low-Scape Mound'	Compact Black Chokeberry	5 gal
1	Hydrangea arborescens 'Haas' Halo'	Haas' Halo Smooth Hydrangea	5 gal

Plantings within the 100' buffer zone



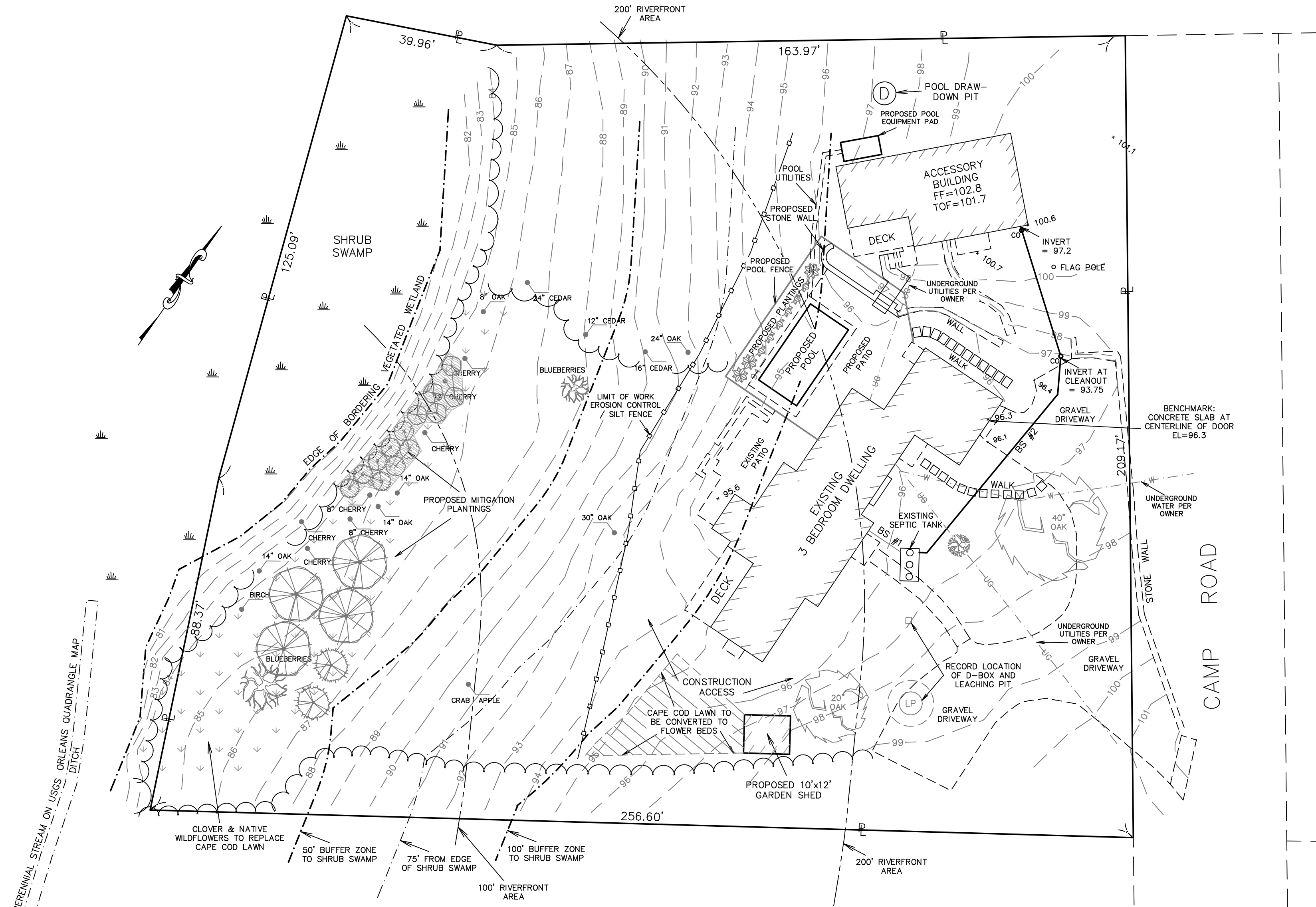
The Grieco Residence
 24 Camp Road, Orleans
 By: Philip L. Cheney 508-394-1373
 Scale: 1" = 10'-0" 2/25/2026



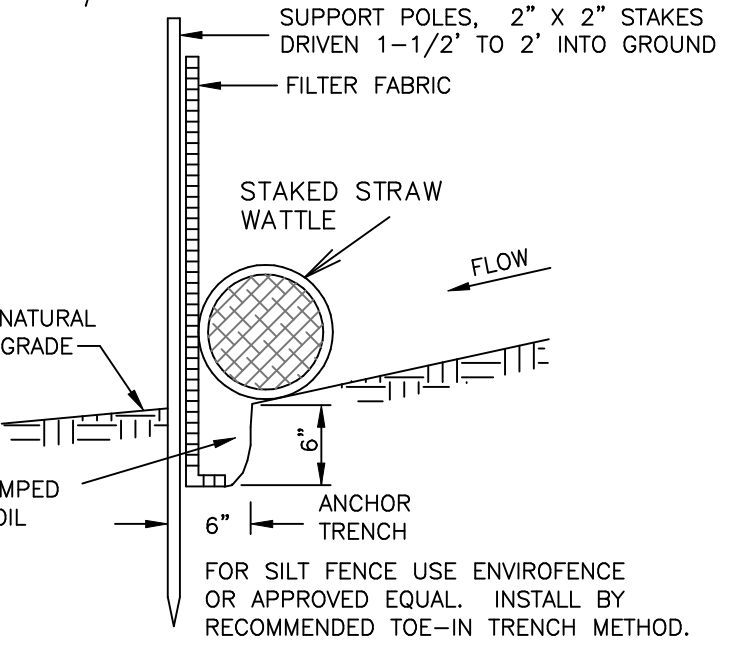
- PROJECT DATA**
- 1: ASSESSOR'S MAP 12 - PARCEL 74
 - 2: OWNERS OF RECORD:
GRIECO FAMILY REALTY TRUST - 2019
SCOTT GRIECO AND DIANE GRIECO, TRUSTEES
 - 3: REFERENCE:
LAND COURT CERTIFICATE 237551
LAND COURT PLAN17281-G, LOT 3
 - 4: ZONING CLASSIFICATION:
DISTRICT: RESIDENCE (R)
 - 5: LOT AREA
47,740 SQ.FT.±
 - 6: ELEVATIONS REFER TO AN ASSUMED DATUM.
SEE BENCHMARK ON PLAN.
 - 7: TOTAL RIVERFRONT AREA ON SUBJECT PROPERTY
30,350 SQ.FT.±

AREAS OF DISTURBANCE

	WITHIN 100' BUFFER	WITHIN 200' RIVERFRONT
EXISTING HOUSE	73 SQ.FT.±	1341 SQ.FT.±
DECK	52 SQ.FT.±	163 SQ.FT.±
PATIO/WALLS	426 SQ.FT.±	724 SQ.FT.±
TOTAL	551 SQ.FT.±	2228 SQ.FT.±
PROPOSED HOUSE	73 SQ.FT.±	1341 SQ.FT.±
DECK	52 SQ.FT.±	163 SQ.FT.±
POOL, PATIO/WALLS	680 SQ.FT.±	965 SQ.FT.±
GARDEN SHED		120 SQ.FT.±
TOTAL	805 SQ.FT.±	2589 SQ.FT.±



PERENNIAL STREAM ON USGS ORLEANS QUADRANGLE MAP
DITCH

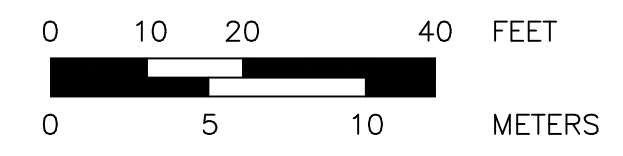
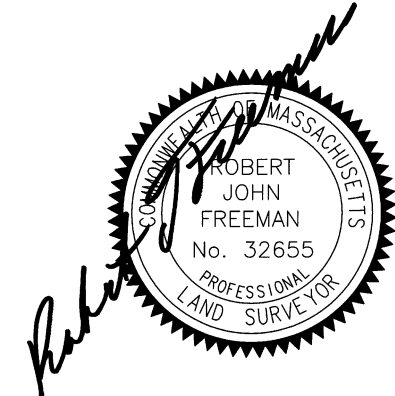


STAKED STRAW WATTLE SILT FENCE SEDIMENT BARRIER DETAIL
(NO SCALE)

- CONSTRUCTION & EROSION CONTROL NOTES**
1. PRIOR TO ANY DISTURBANCE OF THE SITE, A STAKED STRAW WATTLE SILT FENCE / LIMIT OF WORK SHALL BE INSTALLED IN THE LOCATION SHOWN. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL AREAS UPGRADEMENT FROM THE BARRIER HAVE BEEN STABILIZED.
 2. CONSTRUCTION DEBRIS IS TO BE PLACED IN A CONTAINER AND REMOVED TO A LICENSED DISPOSAL SITE.
 3. ALL AREAS OUTSIDE OF THE LIMIT OF WORK ARE TO BE LEFT UNDISTURBED. DURING THE SITE WORK, ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS AND PRESERVE EXISTING VEGETATION.
 4. CONTRACTOR SHALL REFER TO THE ORDER OF CONDITIONS AND ANY SPECIAL CONDITIONS ISSUED BY THE ORLEANS CONSERVATION COMMISSION.
 5. DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE LOAMED AND SEEDED WITH A CLOVER AND/OR NATIVE WILDFLOWER MIX POST CONSTRUCTION.

LEGEND

⊔	PROPERTY LINE
x 14.4	EXISTING SPOT GRADE
-102-	EXISTING CONTOUR
OH	OVERHEAD UTILITIES
~~~~~	EXISTING EDGE OF CLEARING



~ 24 CAMP ROAD ~

**PROPOSED SITE PLAN OF LAND IN ORLEANS, MA**

PREPARED FOR:  
SCOTT AND DIANE GRIECO  
24 CAMP ROAD  
ORLEANS, MA 02653

SCALE: 1" = 20' DATE: MARCH 4, 2026  
SCHOFIELD BROTHERS OF CAPE COD  
LAND SURVEYING AND ENVIRONMENTAL PERMITTING  
P.O. BOX 101, 161 CRANBERRY HIGHWAY, ORLEANS, MA 02653  
TEL. NO. 508-255-2098

**Notice of Intent**

John & Meghan Lyons

169 Monument Rd

By Ryder & Wilcox, Inc. Map 62, Parcel 36. The proposed removal of an existing dwelling and hardscaping and construction of a new dwelling and hardscaping, including installation of utilities, grading and landscaping. Mitigation will include removal of invasive vegetation and restoration with native species. Work will occur within the 100' buffer zone to a Coastal Bank, on a Coastal Bank, within Land Subject to Coastal Storm Flowage and the Pleasant Bay ACEC.



# WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP

MassDEP File Number

Document Transaction Number

**Orleans**

City/Town

Important:  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

**169 MONUMENT RD**

a. Street Address

**Orleans**

b. City/Town

**02653**

c. Zip Code

**41.7663**

d. Latitude

**-69.981595**

e. Longitude

**62**

f. Assessors Map/Plat Number

**36**

g. Parcel /Lot Number

2. Applicant:

**John and Meghan**

a. First Name

**Lyons**

b. Last Name

c. Organization

**1826 Filbert Street**

d. Street Address

**San Francisco**

e. City/Town

**CA**

f. State

**94123**

g. Zip Code

**415-377-0660**

h. Phone Number

i. Fax Number

**MeghanSF@gmail.com**

j. Email Address

3. Property owner (required if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

4. Representative (if any):

**Stephanie J.**

a. First Name

**Sequin, P.E.**

b. Last Name

**Ryder & Wilcox, Inc.**

c. Organization

**Box 439**

d. Street Address

**S. Orleans**

e. City/Town

**MA**

f. State

g. Zip Code

**508-255-8312**

h. Phone Number

i. Fax Number

**stephanie@ryder-wilcox.com**

j. Email Address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

**500**

a. Total Fee Paid

**237.5**

b. State Fee Paid

**262.5**

c. City/Town Fee Paid



# WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP
MassDEP File Number
Document Transaction Number
<b>Orleans</b>
City/Town

## A. General Information (continued)

6. General Project Description:

**Removal of an existing dwelling/hardscaping and construction of a new dwelling/hardscaping, including installation of utilities, grading and landscaping. Mitigation will include removal of invasive vegetation and restoration with native species.**

7a. Project Type Checklist: (Limited Projects see Section A. 7b.)

- |                                                                       |                                                           |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal Engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |                                                           |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 12.4 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes       No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property Recorded at the Registry of Deeds for:

<b>Barnstable</b>	
a. County	b. Certificate # (if registered land)
<b>36795</b>	<b>33</b>
c. Book	d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only - Check if the project is located on in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



WPA Form 3- Notice of Intent

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding, Isolated Land Subject to Flooding, and Riverfront Area.

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
100 ft. - New agricultural projects only
200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



# WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP

MassDEP File Number

Document Transaction Number

**Orleans**

City/Town

## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any).</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
f. <input checked="" type="checkbox"/> Coastal Banks	<u>Size of Proposed Alteration</u> 125 _____	<u>Proposed Replacement (if any).</u>
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	3,290 _____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	3,290 _____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purposed of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter additional amount here.	
	_____	_____
	a. square feet of BWW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involved Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



# WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists - Required Actions (310 CMR 10.11)

## Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to [http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm)

- a.  Yes  No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program**  
**Division of Fisheries and Wildlife**  
**1 Rabbit Hill Road**  
**Westborough, MA 01581**

2025

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing, which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

### c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area _____  
percentage/acreage
  - (b) outside Resource Area _____  
percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, included wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site



# WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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City/Town

## C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering **10 or more acres** of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/info-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

_____ a. NHESP Tracking #

_____ b. Date submitted to NHESP

3.  Separate MES review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable - project is in inland resource area only

Yes  No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & islands:

North Shore - Plymouth to New Hampshire Border

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Short Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

c.  Is this an aquaculture project?

Yes  No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



## WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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### C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACES locations). Note: electronic filers click on Website.  
Pleasant Bay
- 
- c. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05)6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

This is a proposal for an Ecological Restoration Limited Project. Skip section D and complete Appendix A: Ecological Restoration Notice of Intent - Minimum Required Documents (310 CMR 10.12)

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to location the site. (Electronic filers may omit this item)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area



# WPA Form 3- Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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## D. Additional Information (cont'd)

- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

### Site Plan - Showing Proposed Dwelling

a. Plan Title

**Ryder & Wilcox, Inc.**

b. Prepared By

**March 18, 2026**

d. Final Revision Date

**Stephanie J. Sequin, P.E.**

c. Signed and Stamped by

**1" = 30'**

e. Scale

### Site Plan - Showing Existing Conditions

f. Additional Plan or Document Title

**March 18, 2026**

g. Date

- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.

## E. Fees

- 1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form to confirm fee payment:

**212484**

2. Municipal Check Number

**212485**

4. State Check Number

6. Payor name on check: First Name

**March 18, 2026**

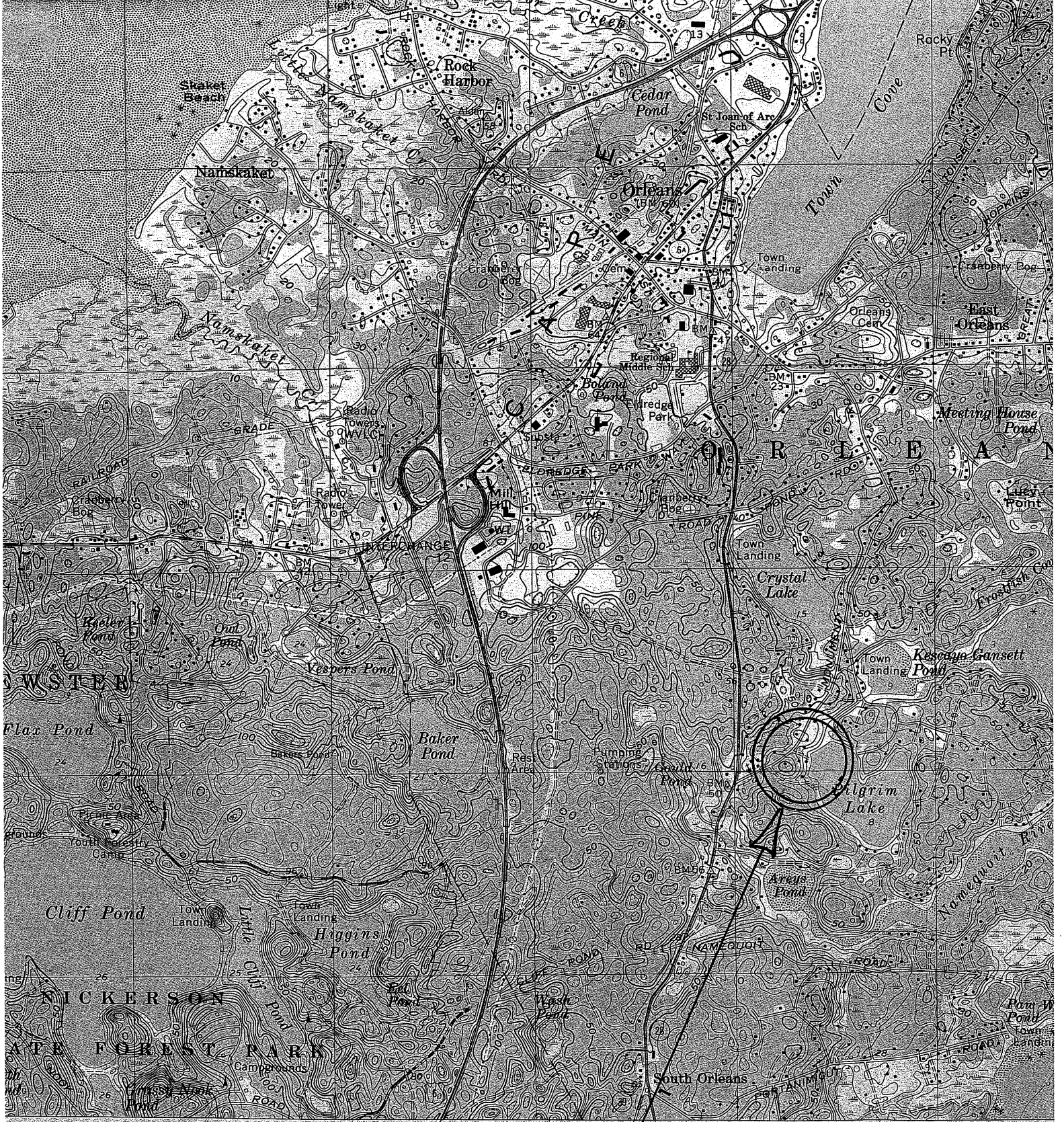
3. Check date

**March 18, 2026**

5. Check date

**Ryder & Wilcox, Inc.**

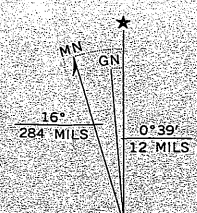
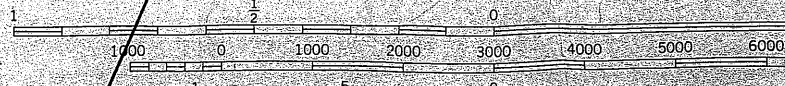
7. Payor name on check: Last Name



Prepared by the Geological Survey  
 and Massachusetts Geodetic Survey  
 using methods from aerial photographs  
 and plane-table surveys 1941. Revised  
 1974. Field checked 1974  
 Compiled from NOS 270 and  
 This information is not intended for  
 North American datum  
 Massachusetts coordinate system,  
 Mercator grid.

(HARWICH) 6967 11 NE 2.5 MI. TO INTERCHANGE 11 HARWICH 7 MI. 70° 00' HARWICH 7 MI. CHATHAM 6 MI. 419

SCALE 1:25 000



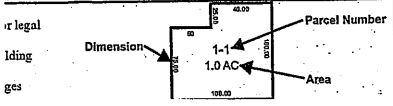
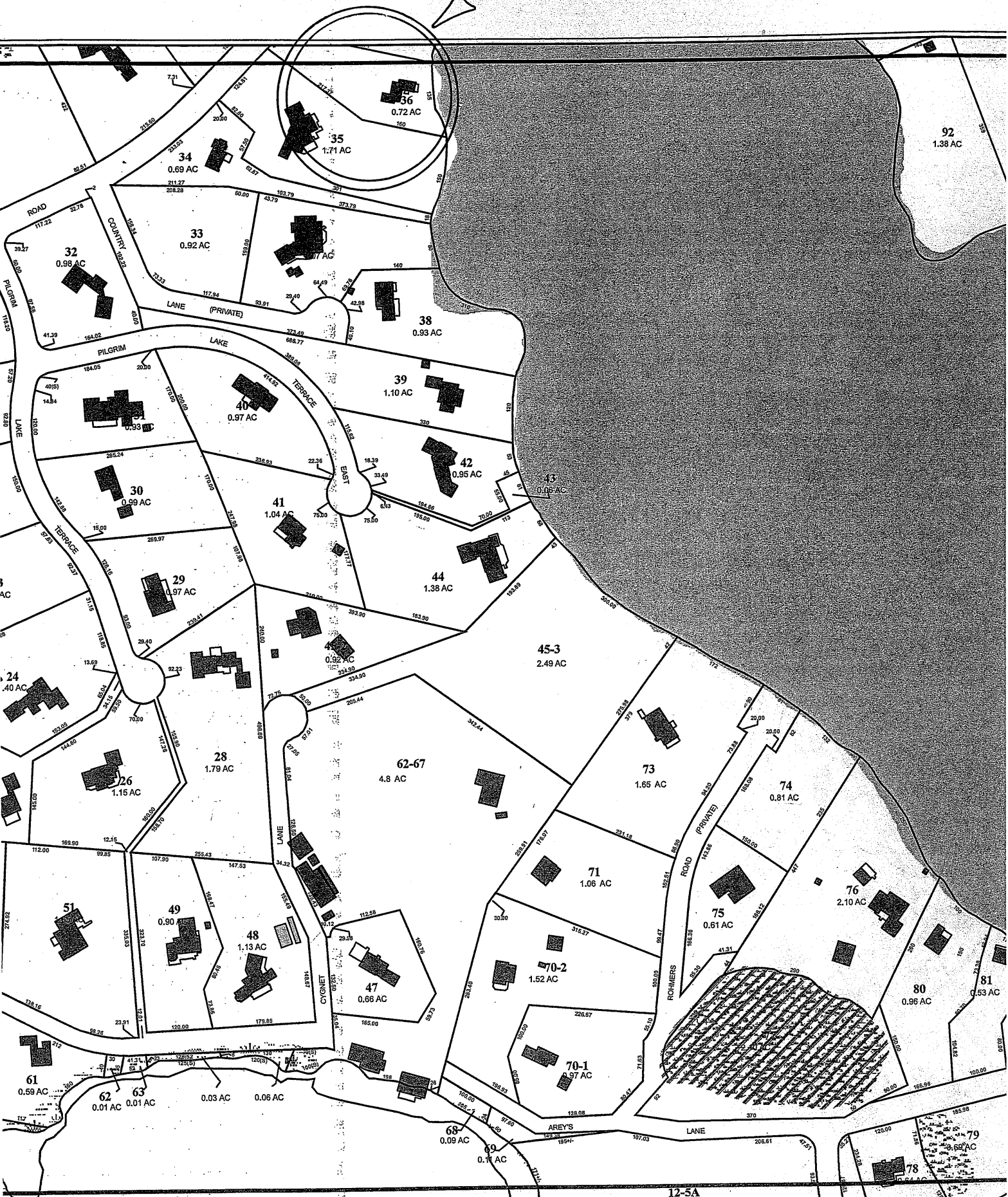
LOCUS

UTM GRID AND 1974 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

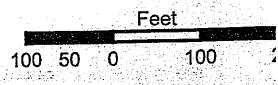
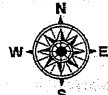
CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW  
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 6 FEET IN ATLANTIC OCEAN  
 AND 10 FEET IN CAPE COD BAY

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARD  
 FOR SALE BY U. S. GEOLOGICAL SURVEY  
 DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22091

LOCUS



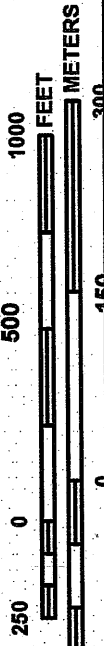
Town of Orleans, Massachusetts  
Tax Map



12-5A



MAP SCALE 1" = 500'



# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0438J

## FIRM

FLOOD INSURANCE RATE MAP  
BARNSTABLE COUNTY,  
MASSACHUSETTS  
(ALL JURISDICTIONS)

PANEL 438 OF 875

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
BREWSTER, TOWN OF	250003	0438	J
ORLEANS, TOWN OF	250010	0438	J

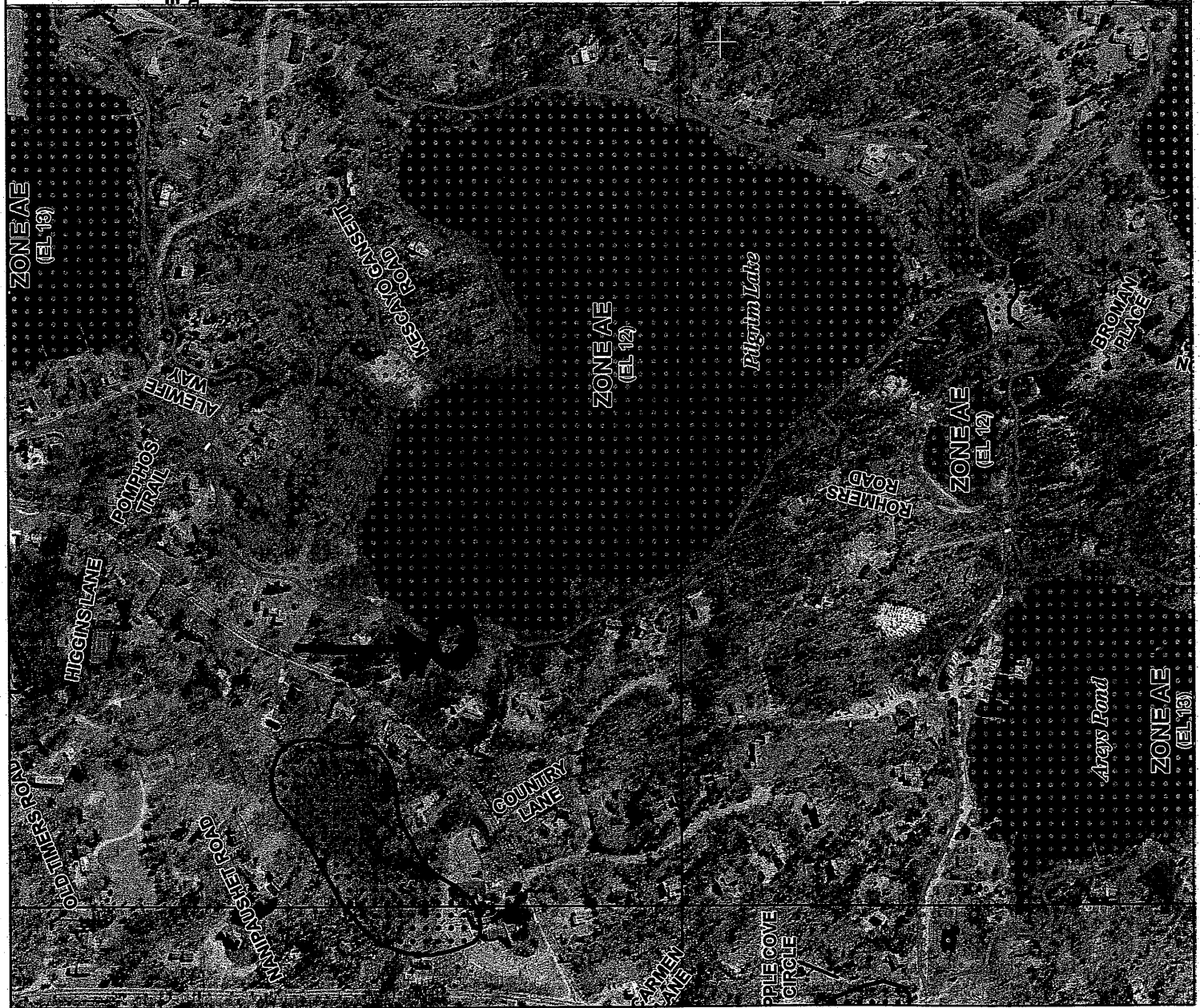
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
25001C0438J  
EFFECTIVE DATE  
JULY 16, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMapte - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.nsc.fema.gov>.



# Ryder & Wilcox

SURVEYING · ENGINEERING  
HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD · P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662-0439  
TEL: 508.255.8312 FAX: 508.240.2306  
EMAIL: [info@ryder-wilcox.com](mailto:info@ryder-wilcox.com)

## D. Additional Information

### 3. Delineation of Resource Area Boundaries

The proposed project is located at 169 Monument Road. The property abuts a bordering vegetated wetland on Pilgrim Lake. A portion of the property also lies within an area designated as Land Subject to Coastal Storm Flowage (Zone AE; Elev. 12') and the Pleasant Bay ACEC.

The flood zone exceeds the elevation of the pond and wetland. The extent of the flood zone was determined by tracing the 12' contour. In general, the slope at the flood zone is between 10:1 and 4:1. Therefore, a coastal bank exists. Per DEP policy, the top of the coastal bank is defined as the 100-year flood zone.

Adjacent to the southerly property line, the slope at the flood zone is steeper than 4:1. In this area, the top of the coastal bank was determined by the points **above** the flood zone where the slope becomes flatter than 4:1.

The 50', 75' and 100' buffers are measured from the top of the coastal bank. The ACEC boundary is defined as lying 100' landward of the 10' (NGVD 1929) contour.



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HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD · P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662-0439  
TEL: 508.255.8312 FAX: 508.240.2306  
EMAIL: [info@ryder-wilcox.com](mailto:info@ryder-wilcox.com)

NOTIFICATION TO ABUTTERS UNDER THE  
MASSACHUSETTS WETLAND PROTECTION ACT

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the Orleans Wetlands Protection By-Law, you are hereby notified of the following:

A. The names of the applicants are Meghan and John Lyons.

The project consists of the removal of an existing dwelling/hardscaping and the construction of a new dwelling/hardscaping. Mitigation will consist of the removal of invasive plants and the restoration with native species. Work will take place in the 100' buffer to a coastal bank and within the Pleasant Bay ACEC.

B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Orleans seeking permission to alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

C. The address of the lot where the activity is proposed is 169 Monument Road.

D. Copies of the filing are available by contacting the Conservation Commission Office, 19 School Road, Orleans, MA between the hours of 9:00 and 4:00, Monday through Friday. For more information, contact the Conservation Commission Office at (508) 240-3700 x2425 or email [jjanell@town.orleans.ma.us](mailto:jjanell@town.orleans.ma.us).

E. Copies of the filing are also available from Ryder & Wilcox, Inc., located at 3 Giddiah Hill Road, Orleans, MA. For more information call (508) 255-8312 or email [info@ryder-wilcox.com](mailto:info@ryder-wilcox.com).

F. A public hearing will be held on April 7, 2026 in Town Hall, 19 School Road. Information regarding the time and place of the public hearing may be obtained by calling the Conservation Commission office at (508) 240-3700 x 2425 or email to [jjanell@town.orleans.ma.us](mailto:jjanell@town.orleans.ma.us).

**Real-time public access will be provided by Orleans Channel 18 on the Town website and cable television. Real-time public comment can be addressed to the Conservation Commission utilizing a Zoom link or telephone number and Access Code (to be available prior to the scheduled hearing). Contact the Conservation Office or Ryder & Wilcox for more information.**

**NOTE: The Conservation Commission hearings are called to order at 8:30 AM.** Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the *Cape Codder*. Notice will also be posted on the Town Website not less than forty-eight hours in advance.

NOTE: You also may contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

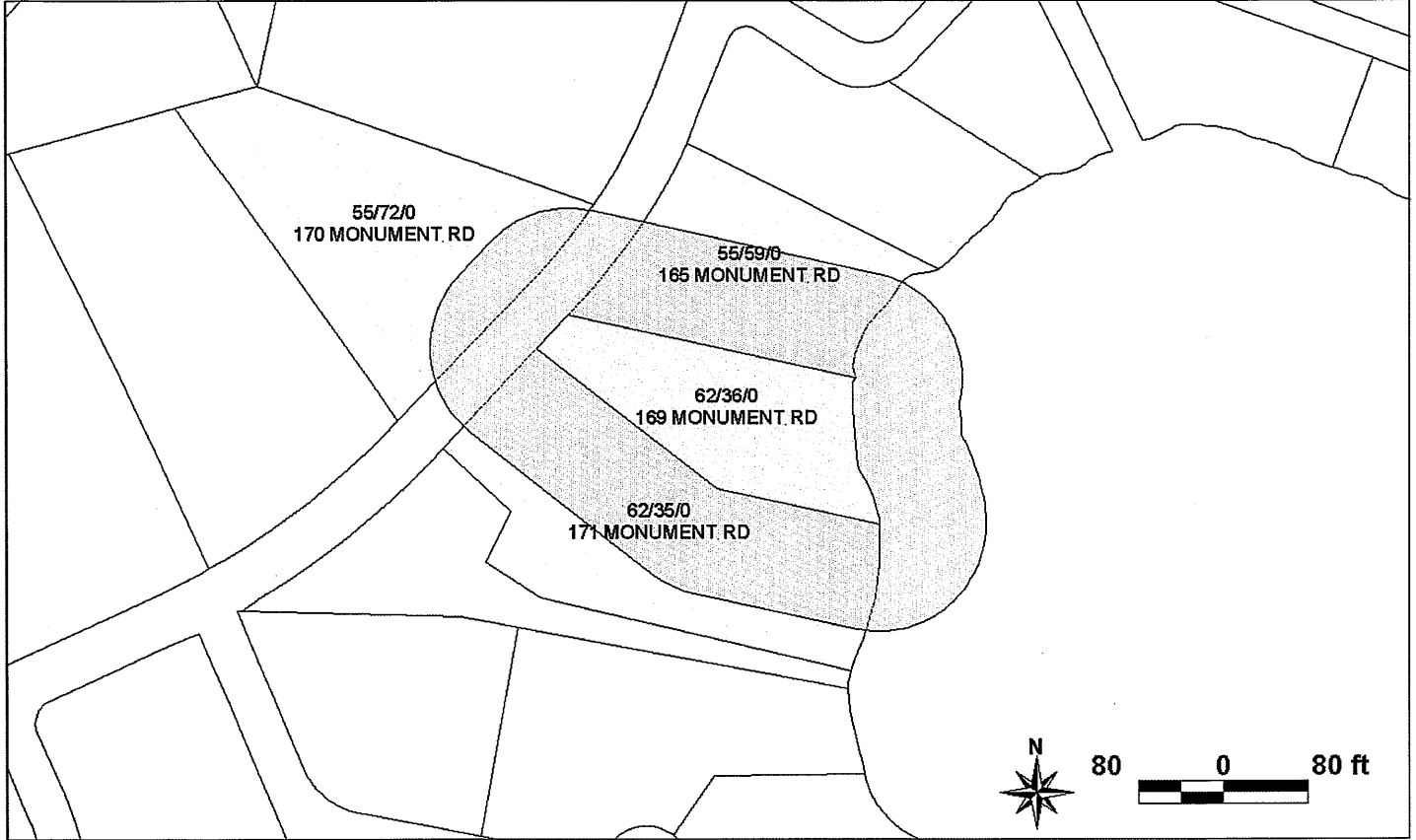
Southeast Region: 508-946-2800

cc: Lyons  
#6053



TOWN OF ORLEANS, MA  
 BOARD OF ASSESSORS  
 19 School Rd., Orleans, MA 02653

Abutters List Within 100 feet of Parcel 62/36/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4417	55-59-0-R	ARCHILA DEREK	165 MONUMENT RD	165 MONUMENT RD	ORLEANS	MA	02653
4430	55-72-0-R	REED DENNIS & MARY ELLEN C	170 MONUMENT RD	170 MONUMENT RD	ORLEANS	MA	02653
4683	62-35-0-R	YOUNG II JOSEPH M & KRISTEN R	171 MONUMENT RD	171 MONUMENT RD	ORLEANS	MA	02653
4684	62-36-0-R	LYONS JOHN E MEGHAN C TRS LYONS FAMILY TRUST	169 MONUMENT RD	1826 FILBERT ST	SAN FRANCISCO	CA	94123

Monument Road

**SITE PLAN**

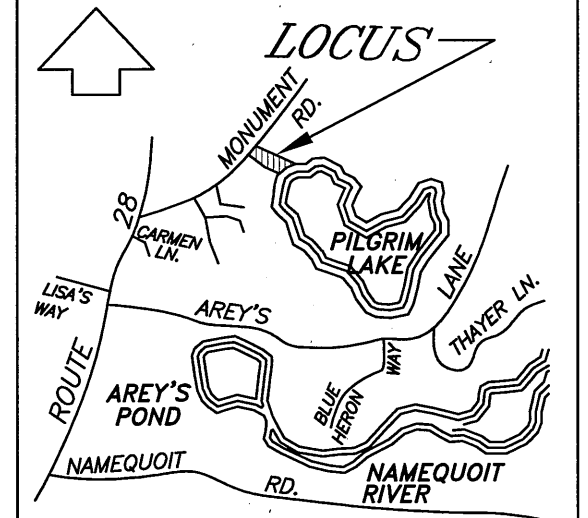
1" = 30'

DATUM

NAVD 88

LOCATION MAP

Not to Scale

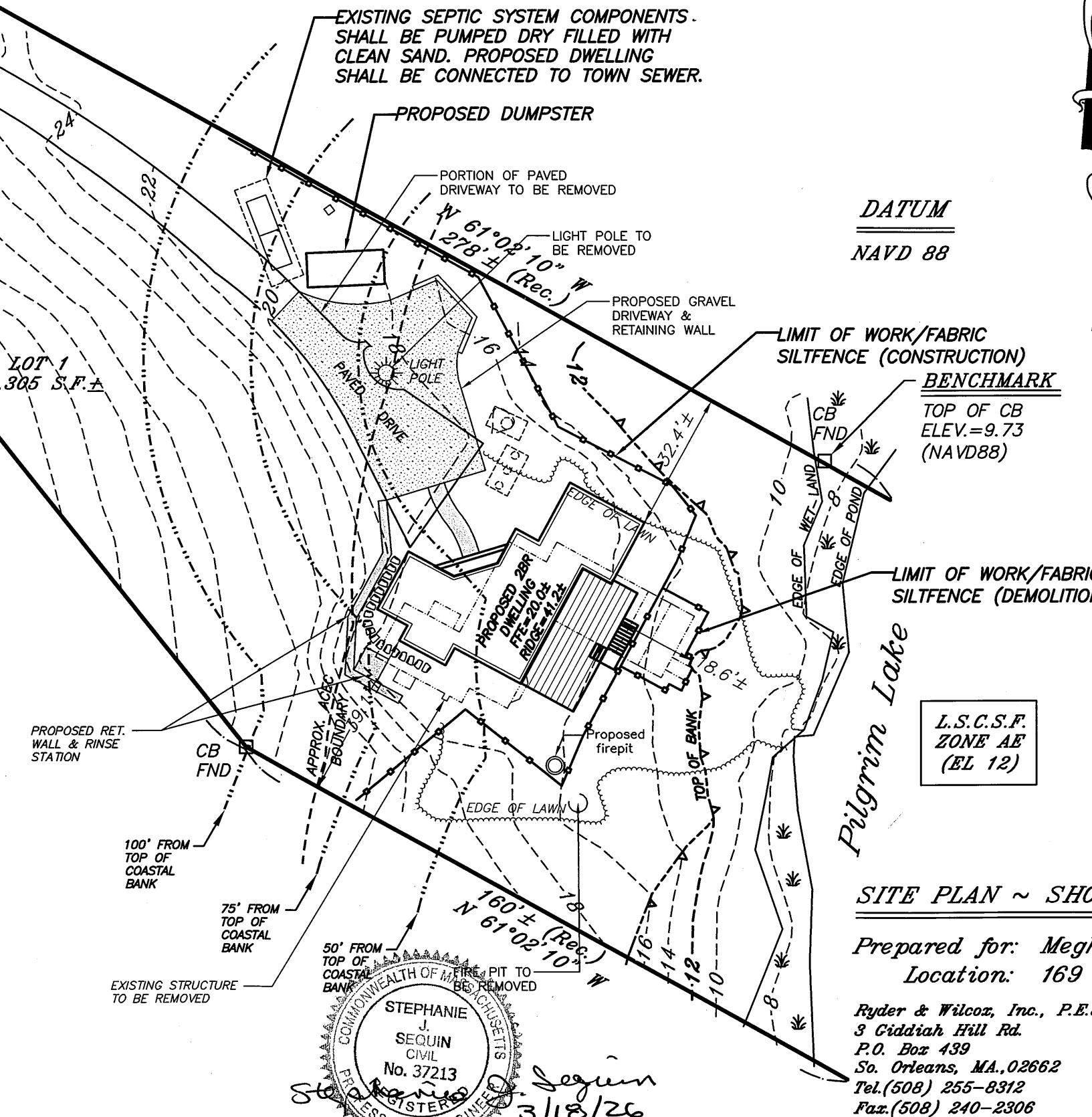


LEGEND

- 52- EXISTING CONTOUR
- [ ] SEPTIC TANK (EXISTING)
- [ ] PUMP CHAMBER (EXISTING)
- [ ] DISTRIBUTION BOX (EXISTING)
- [ ] EXISTING ABSORPTION CHAMBER SYSTEM
- [ ] C.B. CONCRETE BOUND
- W- WATER SERVICE
- - - - - LIMIT OF WORK/FABRIC SILTFENCE

CONSTRUCTION NOTES:

1. LIMITS OF CONSTRUCTION AND/OR GRADING TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED, PRIOR TO, AND DURING CONSTRUCTION.
2. FABRIC SILTFENCE TO BE SECURELY STAKED IN PLACE PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
3. DISTURBED AREAS SHALL BE STABILIZED AND REVEGETATED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING. SEE PLANTING/MITIGATION PLAN BY BLUEFLAX DESIGN.
4. ALL DEMOLITION DEBRIS AND ALL EXCESS EXCAVATED MATERIAL SHALL BE PLACED DIRECTLY INTO TRUCKS FOR REMOVAL FROM SITE. THERE SHALL BE NO STOCKPILES OF MATERIAL ON-SITE.
5. GUTTERS AND DOWNSPOUTS CONNECTED TO DRYWELLS, OR CRUSHED STONE @ ROOF DRIPLINE, TO BE UTILIZED TO CONTAIN ROOF RUN-OFF.
6. ANY ADDITIONAL WORK BEYOND THE SCOPE OF THAT WHICH IS SHOWN HEREON, AND WHICH IS WITHIN 100' OF THE RESOURCE AREAS, WILL REQUIRE CONSERVATION COMMISSION APPROVAL.



Reference

Assr's Map 62, Pcl. 36  
Pl. Bk. 117, Pg. 13  
Pl. Bk. 173, Pg. 33-2

ZONE R

Minimum Building Setbacks

Front - 25'  
Side/Rear - 25'

BUILDING COVERAGE CALCULATIONS

BUILDING AREA = 1,256 S.F.  
BUILDABLE UPLAND = 25,834 S.F.  
BUILDING HEIGHT CALCS = 4.9%

RIDGE ELEV. = 41.2  
AVG. GRADE ELEV. = 17.6±  
BUILDING HEIGHT = 23.6'

COASTAL BANK SETBACK CALCS

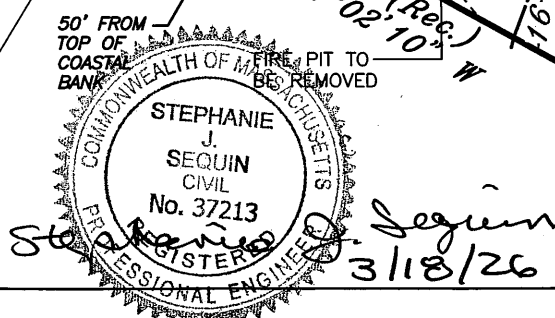
RIDGE ELEV. = 41.2  
AVG. GRADE ELEV. = 15.6±  
"HEIGHT" = 25.6'  
REQUIRED SETBACK = 38.4'  
ACTUAL SETBACK = 18.6'

SITE PLAN ~ SHOWING PROPOSED DWELLING

Prepared for: Meghan & John Lyons  
Location: 169 Monument Road, Orleans, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.  
3 Ciddiah Hill Rd.  
P.O. Box 439  
So. Orleans, MA, 02662  
Tel. (508) 255-8312  
Fax. (508) 240-2306

Scale: 1" = 30'  
Drawn by DJC, SMM, GCE  
Date - March 18, 2026





1 East Elevation  $1/8" = 1'-0"$



2 South Elevation  $1/8" = 1'-0"$

DRAWINGS FOR REVIEW ONLY- WORK IN PROGRESS

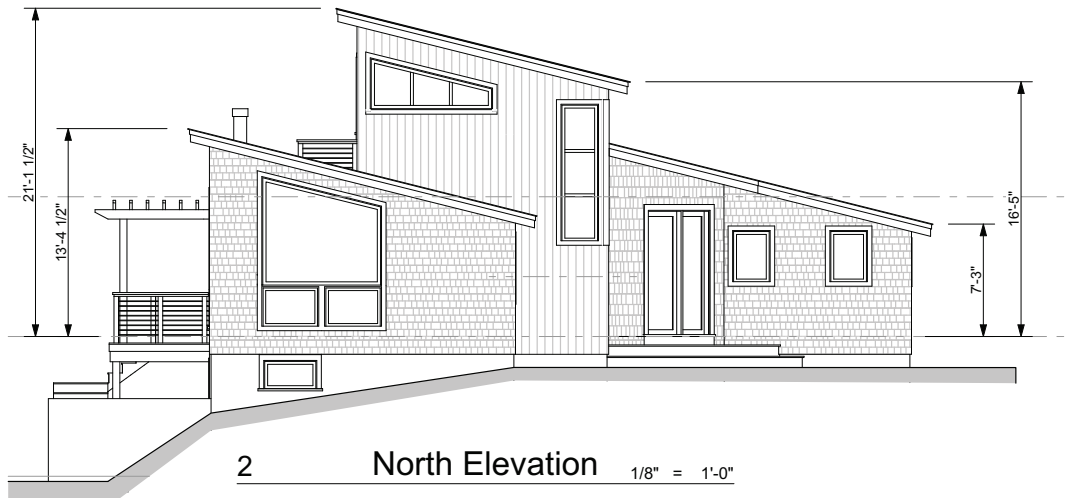
**ZBA-12**  
**Proposed Exterior Elevations**  
 Date: 10/30/2025

**Lyons Residence**  
 169 Monument Road  
 Orleans, MA 02653

**Peter McDonald Architect, LLC**  
 PO Box 888 North Eastham, MA  
 Phone: 508-240-0843  
 www.capecodarch.com



1 West Elevation 1/8" = 1'-0"



2 North Elevation 1/8" = 1'-0"

DRAWINGS FOR REVIEW ONLY- WORK IN PROGRESS

**ZBA-11**  
**Proposed Exterior Elevations**  
Date: 10/30/2025

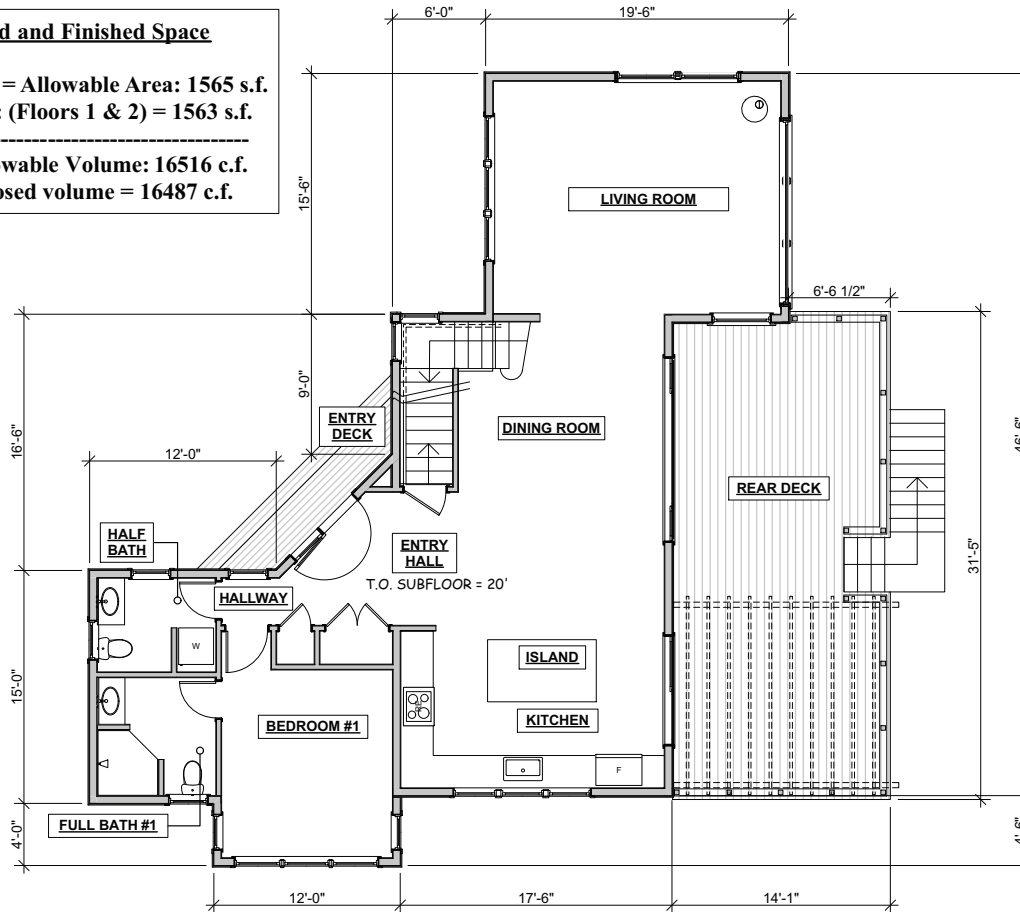
**Lyons Residence**  
169 Monument Road  
Orleans, MA 02653

**Peter McDonald Architect, LLC**  
PO Box 888 North Eastham, MA  
Phone: 508-240-0843  
www.capecodarch.com

**Area & Volume Comparison for Enclosed and Finished Space**

Existing Footprint Area: 1252 s.f. (x 1.25) = Allowable Area: 1565 s.f.  
 Proposed Area: (Floors 1 & 2) = 1563 s.f.

Existing Volume: 13213 c.f. (x 1.25) = Allowable Volume: 16516 c.f.  
 Proposed volume = 16487 c.f.



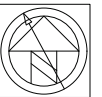
1 First Floor Plan 1/8" = 1'-0"

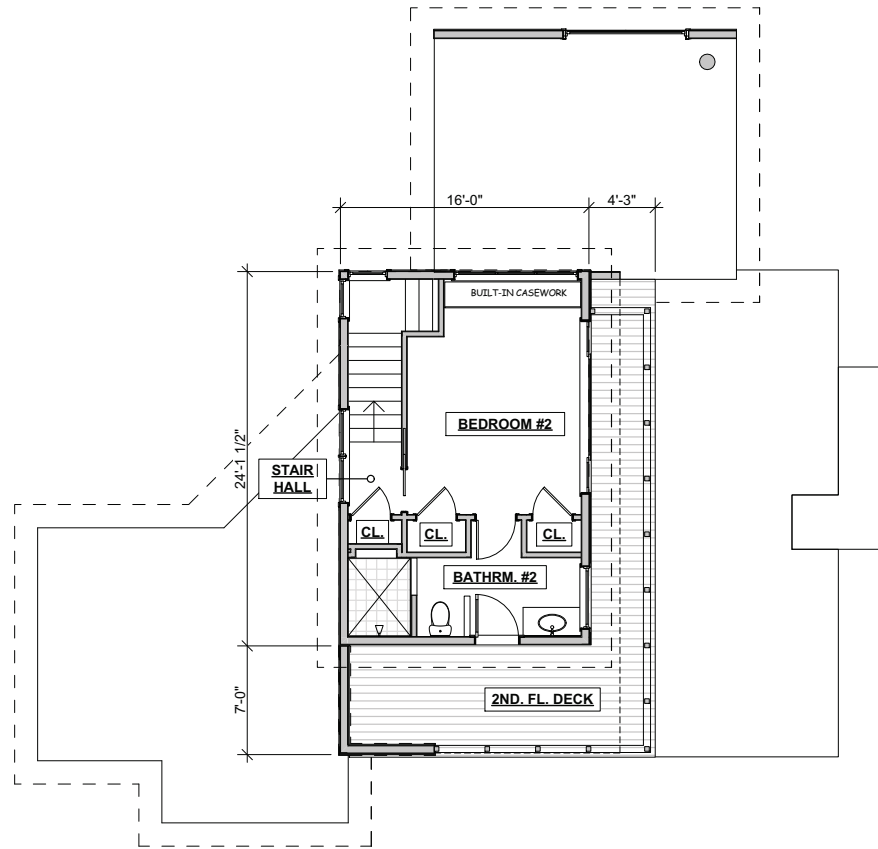
DRAWINGS FOR REVIEW ONLY- WORK IN PROGRESS

**ZBA-9**  
**Proposed First Floor Plan**  
 Date: 10/30/2025

**Lyons Residence**  
 169 Monument Road  
 Orleans, MA 02653

**Peter McDonald Architect, LLC**  
 PO Box 888 North Eastham, MA  
 Phone: 508-240-0843  
 www.capecodarch.com





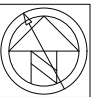
1 Second Floor Plan  $1/8" = 1'-0"$

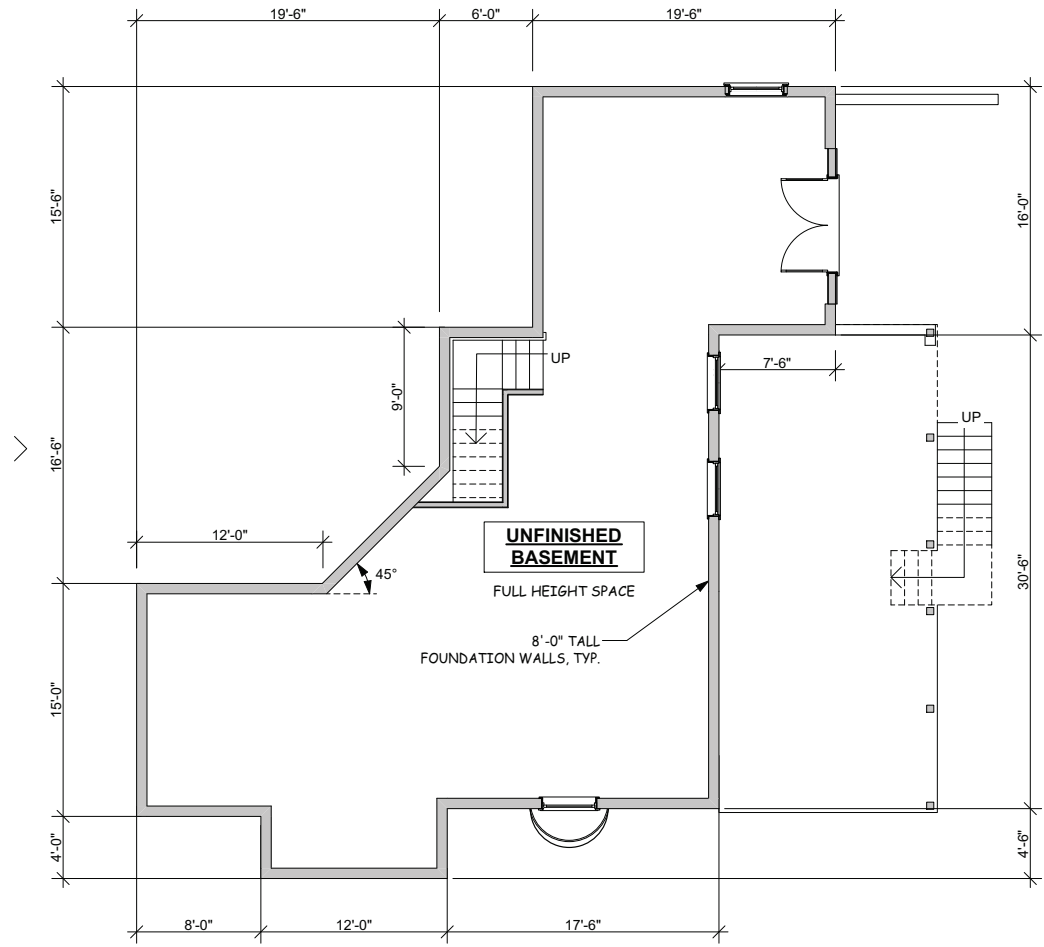
DRAWINGS FOR REVIEW ONLY- WORK IN PROGRESS

**ZBA-10**  
**Proposed Second Floor Plan**  
 Date: 10/30/2025

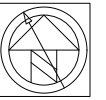
**Lyons Residence**  
 169 Monument Road  
 Orleans, MA 02653

**Peter McDonald Architect, LLC**  
 PO Box 888 North Eastham, MA  
 Phone: 508-240-0843  
 www.capecodarch.com





1 Basement Floor Plan 1/8" = 1'-0"



DRAWINGS FOR REVIEW ONLY- WORK IN PROGRESS

**ZBA-8**  
**Proposed Basement Plan**  
 Date: 10/30/2025

**Lyons Residence**  
 169 Monument Road  
 Orleans, MA 02653

**Peter McDonald Architect, LLC**  
 PO Box 888 North Eastham, MA  
 Phone: 508-240-0843  
 www.capecodarch.com

# MITIGATION PLANTING PLAN

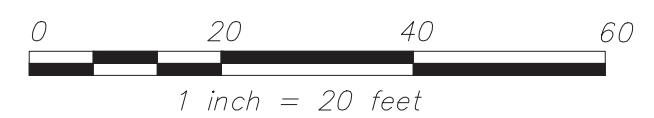
MARCH 18, 2026

LYONS RESIDENCE  
169 MONUMENT ROAD  
ORLEANS, MA

**X** INVASIVE TREE TO BE REMOVED

**Yellow** LAWN REMOVAL  
835 FT²

**Green** INVASIVE REMOVAL  
11,787 FT²

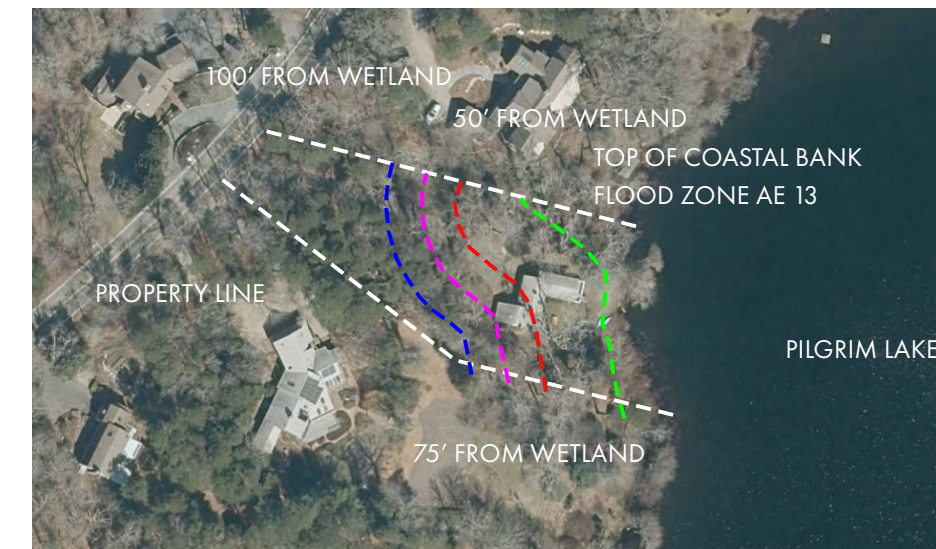


L.S.C.S.F.  
ZONE AE  
(EL 12)

DATE	REVISION	INITIALS

## NATIVE SEED MIX

- Achillea millefolium* / Common Yarrow
- Agrostis perennans* / Autumn Bentgrass
- Asclepias tuberosa* / Butterfly Milkweed
- Bouteloua curtipendula* / Sideoats Grama
- Carex vulpinoidea* / Fox Sedge
- Chamaecrista fasciculata* / Partridge Pea
- Echinacea purpurea* / Purple Coneflower
- Festuca ovina* / Sheep Fescue
- Festuca rubra* / Red Fescue
- Juncus tenuis* / Path Rush
- Lupinus perennis* / Perennial Blue Lupine
- Penstemon digitalis* / Tall White Beardtongue
- Pyrenantherum tenuifolium* / Narrowleaf Mountainmint
- Rudbeckia hirta* / Black-eyed Susan
- Schizachyrium scoparium* / Little Bluestem Grass



Google Earth aerial image of 169 Monument Road in Orleans.

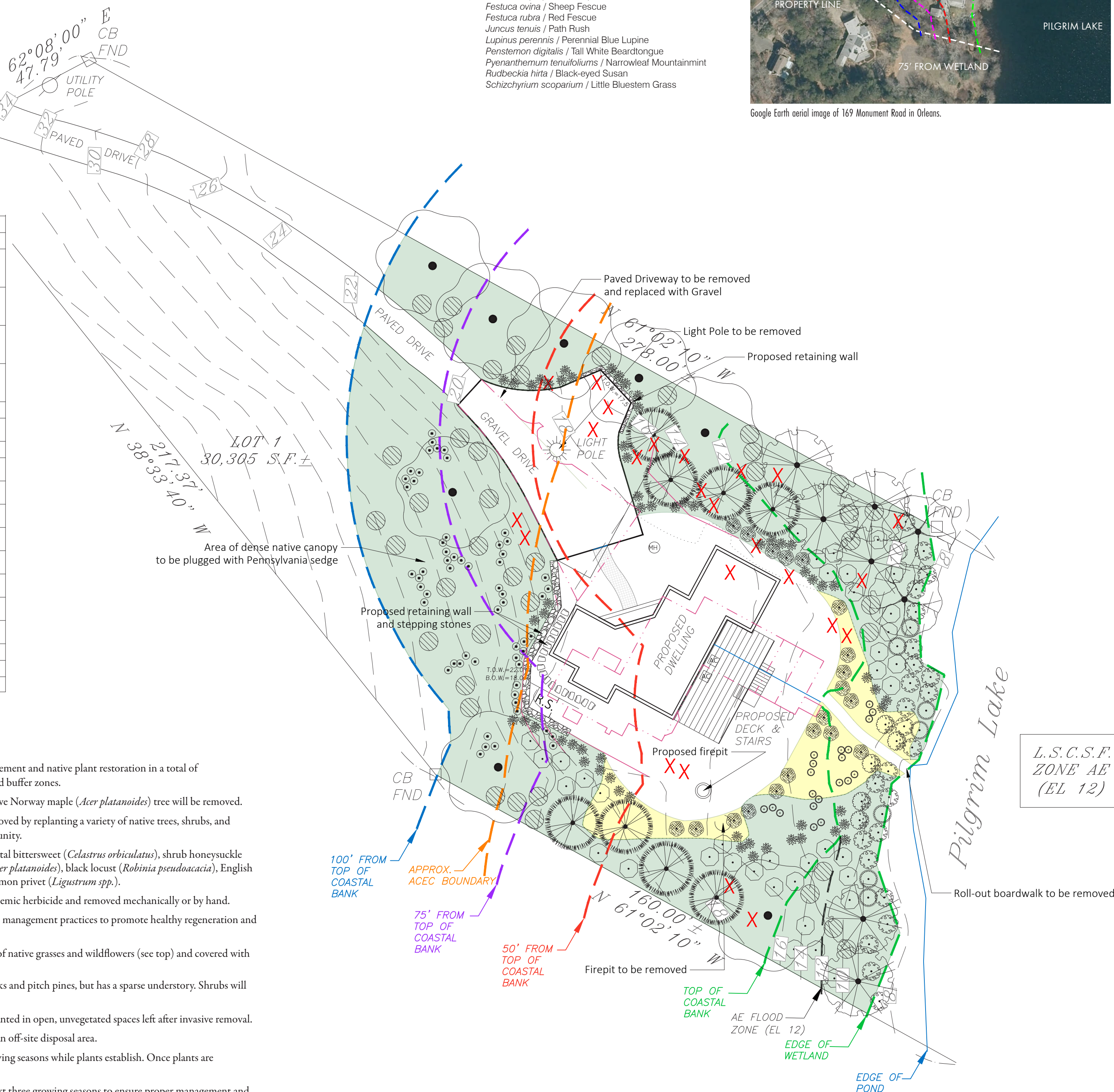
Monument Road

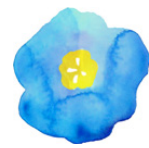
## PLANTING SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT	SPACING	QTY
<b>NATIVE TREES</b>				
	Eastern Redcedar / <i>Juniperus virginiana</i>	4-5'		8
	Red Maple / <i>Acer rubrum</i>	15 gal		6
	Tupelo / <i>Nyssa sylvatica</i>	2/3' cal		2
	White Oak / <i>Quercus alba</i>	2/3' cal		8
<b>NATIVE GRASSES</b>				
	Little Bluestem / <i>Schizachyrium scoparium</i>	1 gal		20
<b>NATIVE SHRUBS</b>				
	Arrowwood Viburnum / <i>Viburnum dentatum</i> 'Arrowwood'	1 gal		41
	Fragrant Sumac / <i>Rhus aromatica</i>	3 gal		20
	Inkberry Holly / <i>Ilex glabra</i>	3 gal		7
	Lowbush Blueberry / <i>Vaccinium angustifolium</i>	1 gal		59
	Northern Bayberry / <i>Myrica pensylvanica</i>	3 gal		39
	Summersweet / <i>Clethra alnifolia</i>	3 gal		26
	Sweet Fern / <i>Comptonia peregrina</i>	1 gal		60
	Winterberry / <i>Ilex verticillata</i>	3 gal		7
<b>CODE</b>	<b>COMMON / BOTANICAL NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
<b>GROUND COVERS</b>	Pennsylvania Sedge / <i>Carex pensylvanica</i>	5' plug	18" o.c.	500

## PLAN NOTES

- Site plan provided by Ryder and Wilcox, LLC.
- This plan proposes mitigation in the form of invasive species management and native plant restoration in a total of approximately 12,630 square feet on the coastal bank and associated buffer zones.
- 23 invasive black locust (*Robinia pseudoacacia*) trees, and one invasive Norway maple (*Acer platanoides*) tree will be removed.
- Wildlife habitat and stormwater function will be restored and improved by replanting a variety of native trees, shrubs, and grasses appropriate to the site's conditions and existing plant community.
- Invasive species on site that will be managed/removed include oriental bittersweet (*Celastrus orbiculatus*), shrub honeysuckle (*Lonicera spp.*), multiflora rose (*Rosa multiflora*), Norway maple (*Acer platanoides*), black locust (*Robinia pseudoacacia*), English ivy (*Hedera helix*), Japanese wisteria (*Wisteria floribunda*), and common privet (*Ligustrum spp.*).
- Invasive plants will be selectively treated with an EPA-approved systemic herbicide and removed mechanically or by hand.
- Damaged native vegetation may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
- After invasive species removal open areas will be seeded with a mix of native grasses and wildflowers (see top) and covered with biodegradable erosion control blanket where necessary.
- The area to the west of the house is densely canopied with native oaks and pitch pines, but has a sparse understory. Shrubs will be planted in gaps to establish an understory and ground layer.
- The location of the plantings are approximate. The plants will be planted in open, unvegetated spaces left after invasive removal.
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary irrigation may be installed for the first two to three growing seasons while plants establish. Once plants are established irrigation will be removed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.





BlueFlax  
Design llc

*Restoring Ecological  
Integrity to the Built  
Environment*

## LAND MANAGEMENT PLAN



MARCH 18, 2026  
LYONS RESIDENCE  
169 MONUMENT ROAD  
ORLEANS, MASSACHUSETTS

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# INTRODUCTION

This Plan is written to accompany the Mitigation Planting Plan for 169 Monument Road, Orleans, MA, dated March 18, 2026. This Plan describes the project in detail, clearly defining the main goals and objectives, outcomes and benefits, and outlines the steps and timeline for management procedures.

The property at 169 Monument Road in Orleans, Massachusetts, is owned by Meghan and John Lyons. The existing house is being razed and rebuilt. The main goal of this plan is to restore the coastal bank and portions of the buffer zone that have been taken over by invasive vines and shrubs. The restoration area will include approximately 12,357 square feet of invasive plant removal and restoration within the 100' buffer zone to a Coastal Bank.

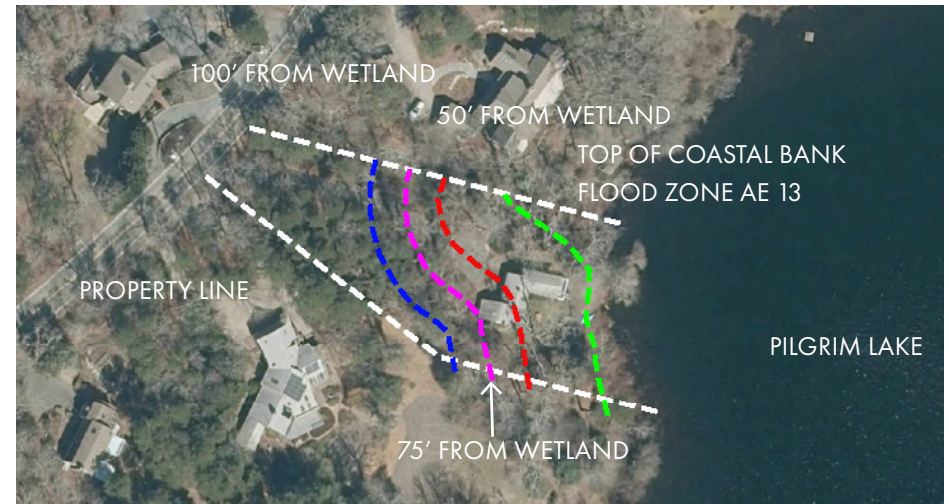
BlueFlax Design LLC was contracted by the Lyons family to prepare a plan addressing their restoration goals and supporting the following interests of the Massachusetts Wetlands Protection Act (sections 10.30, 10.55) and the Town of Orleans Wetlands Regulations (196A sections 2, 7, 8, and 9A):

- Storm Damage Prevention
- Flood Control
- Protection of Wildlife Habitat
- Protection of Public and Private Water Supply
- Protection of Groundwater Supply
- Prevention of Pollution
- Erosion and Sedimentation Control

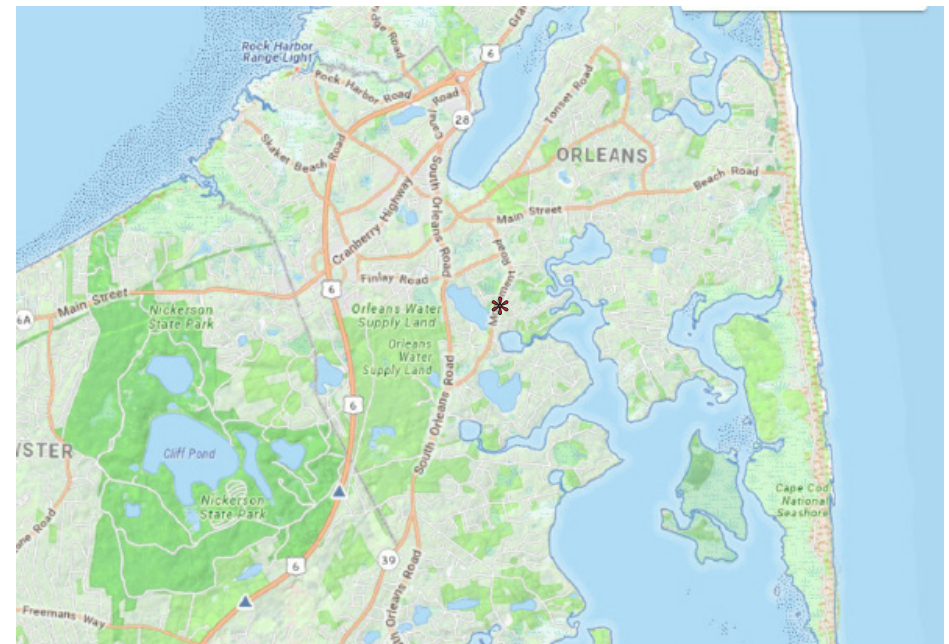
This Plan addresses the following project outcomes, resulting in a net benefit to the ecological health of the resource areas at 169 Monument Road:

- Ensuring that the coastal bank remains stable and is able to function as a vertical buffer to flood water.
- Improving wildlife habitat by removing invasive vegetation, and establishing and/or expanding the vegetated buffer to the coastal wetland by planting native plant species with high wildlife habitat value (forage, breeding, cover etc.) on the coastal bank and in the buffer zone.

# PROJECT AREA



Google Earth aerial image of 169 Monument Road in Orleans.



Mass Mapper image of 169 Monument Road (*) in Orleans, near Pilgrim Lake.

## EXISTING CONDITIONS

169 Monument Road is a 31,189 square foot lot with a single-family dwelling in Orleans, MA on the northwestern shore of Pilgrim Lake. Most of the property is wooded, with a long asphalt driveway leading from Monument Road down to a single family dwelling near the pond.

Much of the property, and the entirety of the structure, is within the Pleasant Bay Area of Critical Environmental Concern (ACEC). The Natural Heritage and Endangered Species Program (NHESP) does not identify any Critical Natural Landscape or rare species on-site.

The nearshore area of Pilgrim Lake is well vegetated with native rushes and emergent herbaceous vegetation which transitions to shrubs including buttonbush (*Cephalanthus occidentalis*), summersweet (*Clethra alnifolia*), and highbush blueberry (*Vaccinium corymbosum*). Slightly further upland there are red maple (*Acer rubrum*) trees and tupelo (*Nyssa sylvatica*) trees which then transition to a heavily invaded woodland dominated by invasive black locust (*Robinia pseudoacacia*) trees with a shrub layer of honeysuckle (*Lonicera spp.*), multiflora rose (*Rosa multiflora*), and native arrowwood (*Viburnum dentatum*). Invasive and non-native vines including English ivy (*Hedera helix*), Asiatic bittersweet (*Celastrus orbiculatus*), and Chinese wisteria (*Wisteria spp.*) cover the ground and climb the shrubs and trees forming a dense thicket.

Other invasives seen on property include border privet (*Ligustrum spp.*) and Norway maple (*Acer platanoides*). Native, but aggressive, greenbriar (*Smilax rotunda*), raspberry (*Rubus spp.*), poison ivy (*Toxicodendron radicans*) and wild grape (*Vitis spp.*) are located on the property.



The slope near the existing house is dominated by invasive English ivy, bittersweet, and shrub honeysuckle. Native black cherry and American holly trees are overgrown with invasive vines.



Looking west at existing house. Much of the property is Cape Cod lawn, with unmaintained areas covered with English ivy, and brambles. Two black locust trees can be seen in the lawn.

## EXISTING CONDITIONS PHOTOGRAPHS -TAKEN IN MARCH 2025



This is a representative view of the site. The ground is overgrown with invasive English ivy, while invasive bittersweet and honeysuckle form a thicket that crowds out native shrubs.



Looking north, the slope is dominated by invasive English ivy, bittersweet, and shrub honeysuckle



A small boardwalk serves as the entrypoint into Pilgrim Lake. There is currently little to no vegetated buffer, although the pondshore is well vegetated.



This damage from February 2026 storm highlights the danger of the invasive black locusts, whose shallow root systems and brittle wood can lead to uprooting and broken limbs.

## GOALS AND OUTCOMES

OUTCOME 1: Ensure the coastal bank remains stable and functions as a vertical buffer to flood water.

- Restore and protect the coastal bank by removing and managing invasive vegetation and replanting native vegetation appropriate to the site's conditions and intended ecological services.
- Expand the vegetated buffer to the coastal bank, increasing the interception and infiltration of rainwater.

OUTCOME 2: Improve wildlife habitat function and value on the coastal bank and within the buffer zone.

- Manage invasive plant species within the resource areas to reduce their competition with species that provide native habitat.
- Restore native plant species within restoration areas that provide high value cover, forage, and breeding habitat. Expanding habitat within the buffer zone will improve connectivity for easier wildlife movement through the wetland and coastal bank.

This project will result in an overall improvement to the ecological function of the resource area buffer. The restoration of a healthy and robust vegetated buffer zone through removing/managing invasive vegetation and planting a diverse, native understory will further protect the resource area. The vegetation proposed in the Restoration/Planting Plan is composed of a variety of species well adapted to the site and will support the stabilization of the slopes, increase structural and biological diversity, and expand/improve habitat on the property. Wildlife habitat will be improved by introducing an array of native plant species with various vegetative structure, fruits, and flowers thereby providing high-quality forage, cover, and breeding habitat.

Removing the dense invasive species cover in the buffer zone will create space to plant a large area with native trees, shrubs, and herbaceous perennials. This management will also likely reveal native shrubs and trees that have been damaged by the dominant invasive plants. These will benefit from selective pruning or flush cutting to support vigorous future growth. This Plan identifies twenty four invasive trees that will be removed. These will be replaced with twenty four native trees that provide higher value wildlife habitat.

The proposed mitigation will not destroy, permanently alter, or have any adverse effects on any portion of the resource area or associated buffer zone.

The invasive plan management and restoration project will enhance and protect the functions of the resource area, buffer zone, priority habitat, and the stated interests of the State Wetlands Protection Act and the Town of Orleans Wetlands Regulations. Please see Appendix A of this document for information regarding State and Local Performance Standards.

Stormwater runoff will be slowed by the interception of multiple vegetation layers (ground cover, mid-canopy, and over-story canopy layers). As the rainwater reaches the ground, its velocity is reduced, which prevents soil erosion and allows for swift absorption and filtration by the deeper and complex network of native plant roots. This is the preferred stormwater function provided by naturally vegetated areas. The invasive vegetation on this site, while providing some storm water and habitat function, cannot provide these functions as well as healthy native plant communities do. Native plant communities have co-evolved to sustain higher levels of species diversity per square foot, which allows plants to grow densely, and creates an extensive root system that filters rainwater and stabilizes soils. The high species diversity of native plant communities also increases the ecological resiliency of an area, and offers increased chance of adaptation to the impacts of climate change.

## VEGETATION RESTORATION PROCESS

The project will begin with mechanical and hand removal of invasive species. Twenty four invasive trees will be felled and removed. The stumps will be cut flush with the ground, treated with systemic herbicide, and left in ground. The vegetation will be cut with a chainsaw and stacked in piles for a small skid steer to carry to a brush can stationed in the driveway for removal. The skid steer will limit its activity to a well defined pathway to lessen soil disturbance. A road of alturna mats will be laid down to protect the soil from the traffic. All vegetation debris will be removed and brought to an off-site disposal area. The roll out boardwalk and firepit will be removed.

Bittersweet and other invasive plant species will be cut and vines removed from the trees. Trees will be assessed for damage and viability in consultation with the Conservation Agent. Any trees that are deemed a hazard may be removed and replaced in kind. Any additional native vegetation that has been damaged by invasive vines may be flush cut or regeneratively pruned to promote healthy regeneration and vigorous growth. Pruning will be done in accordance with Orleans Wetland Regulations § 196A-7, section E.

Once invasive vegetation has been removed, bare areas will be seeded with a seed mix composed of native species well suited to stabilize and quickly revegetate disturbed areas (see Restoration/Planting Plan for specific species). Bare slopes will be seeded and covered with erosion control blanketing.

Woody vegetation will be planted in the spring after the initial intensive invasive plant management phase is complete. At this time we should have reached 80% control of the invasive species infestation, allowing for successful replanting of native species.

The areas proposed for invasive species management will be replanted with 24 native trees and 178 native shrubs and grasses including red maple (*Acer rubrum*), eastern red cedar (*Juniperus virginiana*), tupelo (*Nyssa sylvatica*), white oak (*Quercus alba*), summersweet (*Clethra alnifolia*), northern bayberry (*Myrica pensylvanica*), inkberry holly (*Ilex glabra*), sweet fern (*Comptonia peregrina*), fragrant sumac (*Rhus aromatica*), and arrowwood viburnum (*Viburnum dentatum*).

Temporary irrigation may be installed for the first two to three growing seasons while plants establish. It is expected that some root material not destroyed by herbicide pre-treatment will be left behind, and that there is a substantial invasive species seed bank throughout the area. Therefore, follow-up treatments beginning in late summer and continuing through fall and winter for the next three to five growing seasons will be necessary.

## INVASIVE PLANT MANAGEMENT

Invasive plants, also known as noxious weeds, are plants introduced from other regions that have the ability to reproduce rapidly and displace native species. According to the National Invasive Species Council (NISC) “Invasive species may prey upon, displace or otherwise harm native species. Some invasive species also alter ecosystem processes, transport disease, interfere with crop production, or cause illnesses in animals and humans; affecting both aquatic and terrestrial habitats.” Invasive plants threaten natural communities by reducing habitat and food for native insects, birds, and other wildlife. These invasive plants have a competitive advantage because they are no longer controlled by their natural predators, and can quickly spread out of control. For these reasons, invasive species are of national and global concern. NISC’s recommendations for invasive species management includes 5 Strategic Goals for managing invasive species nationwide:

- Prevention
- Early Detection and Rapid Response
- Control and Management
- Restoration
- Organizational Collaboration

While we recognize that prevention is the best and most important management strategy, it is often too late to prevent invasive species colonization of our landscapes, including our most sensitive resource areas. Whenever land disturbance occurs, whether for development or simply for planting, we recommend a monitoring program to ensure that invasive vegetation does not expand into these disturbed areas, preparing a plan for Early Detection and Rapid Response.

On project sites where invasive species have been identified, BlueFlax Design LLC follows NISC’s guidelines for Control and Management; Restoration; and Organizational Collaboration. Control and Management calls for containing and reducing the spread of invasive populations to minimize their harmful impacts. Restoration calls for the restoration of high-value ecosystems to meet resource conservation goals; Organizational Collaboration calls for maximizing management effectiveness through collaboration with property owners, experienced land management professionals, and local Conservation Commissions (for project sites within Conservation Jurisdiction).

The following section elaborates on the invasive plant species (as listed by the Massachusetts Invasive Plant Advisory Group) that have been identified within the proposed project area at 169 Monument Road, Orleans, MA.

## INVASIVE SPECIES DESCRIPTIONS

**Asiatic Bittersweet (*Celastrus orbiculatus*):** Asiatic bittersweet is a woody vine capable of climbing up to 60 feet in trees and can cover all plant layers, eliminating native species. Vines constrict trees and shrubs, killing them by shading and girdling. Bittersweet poses a serious threat because it spreads rapidly through underground root systems that form new stems, reproduces prolifically by seed, and is shade tolerant.



Asiatic bittersweet fruit

Asiatic bittersweet vines

**Black Locust (*Robinia pseudoacacia*)** spreads rapidly by both seed and root suckers. By managing the invasive tree, understory species will respond positively, increasing fruit production and understory canopy development. Additional sunlight will also enhance the herbaceous groundcovers. Note: Black Locust is known to re-sprout vigorously after removal. Substantial root sucker growth should be expected from the remaining root material within 60 days of the initial removal. Re-sprouting can be minimized with the application of an herbicide applied directly to the cut stem.



Black locust leaf

Black locust bark

**Border Privet (*Ligustrum* spp.)** Introduced as a hedge plant in the US, border privet easily escapes cultivated areas and can form dense, monospecific thickets, limiting native vegetation. It can grow into a small tree and several *Ligustrum* species are commonly found in disturbed landscapes as well as wildlands.



Border privet leaves and flowers

Border privet hedge

**English Ivy (*Hedera helix*)** is an aggressive evergreen vine that is often used as an ornamental groundcover and for covering fences and walls. It has the potential to completely cover the ground, killing all low-growing vegetation. English ivy can grow into trees, covering the trunk and branches, blocking light from the leaves and killing the branches. The trees can become susceptible to blow over from the added weight of the vine. Winter treatments of a Triclopyr-based herbicide should be applied when other plants are dormant.



English ivy leaves

English ivy spreading across the ground and onto trees.

## INVASIVE SPECIES DESCRIPTIONS (CONT.)

Japanese Wisteria (*Wisteria floribunda*) is a vigorous showy, woody ornamental vine that can be found extensively throughout the eastern United States. With an ability to climb to heights only limited by its supporting structure, these plants can overtake native shrubs and trees, killing these natives by strangling or shading. The subsequent opening in the forest canopy allows sunlight to reach the forest floor, creating optimum conditions for this species aggressive growth



Flowers of Wisteria

Wisteria leaves

Norway maple (*Acer platanoides*) can thrive in urban and woodland environments, and is tolerant of sun and shade. It is a prolific seed producer and can shade out healthy understory growth. This tree species will readily re-sprout from the stump when cut. By managing this invasive tree, understory species will respond positively, increasing fruit production and leaf development. Additional sunlight will also enhance the herbaceous groundcovers.



Norway maple leaves and seeds

Norway maple tree

Multiflora rose (*Rosa multiflora*) Initially introduced from Japan to provide erosion control, this prolific species, which reproduces both by seed and vegetatively, can create impenetrable thickets that out compete native plants species. Multiflora rose can tolerate a wide range of site conditions, including salt and wind, and can be found throughout coastal areas on Cape Cod.



Multiflora rose growing in understory

Multiflora rose flowers and leaves

Shrub Honeysuckle (*Lonicera morrowii, bella*) will invade a wide variety of habitats, from woodlands to disturbed sites, and can tolerate a variety of moisture and light conditions. It can spread quickly and form a dense thicket which limits native plant growth. This species is believed to produce allelopathic chemicals that inhibit the growth of other plants, thereby out-competing native vegetation.



Shrub honeysuckle blooming

Shrub honeysuckle leaves and flowers

## AGGRESSIVE NATIVE SPECIES DESCRIPTIONS

**Raspberry (*Rubus* spp.)** Raspberry spreads via seed and vegetatively, forming dense thickets. It can establish well in disturbed areas and can help to stabilize erosion-prone sites. It provides both forage and habitat to wildlife, but can become dominant in open, early succession areas.



Wild red raspberry leaves and fruit

Wild red raspberry flowers

**Greenbrier (*Smilax rotundifolia*)** Greenbrier occurs in wooded understories and old fields with other pioneering species that occur in depleted soils. Though native, it can be aggressive, regenerating from an extensive rhizome system and by seed. It is also able to outcompete or smother other native understory species by climbing. Its berries, flower, and thickets offer wildlife value, so selective management rather than total elimination is recommended.



Greenbrier leaves and tendrils

Greenbrier thorns

**Poison Ivy (*Toxicodendron radicans*)** Poison ivy, though a nuisance to people, is native and has high wildlife value. It can tolerate a range of light and soil conditions and can thrive in riparian areas and on dry, poor soils. The vines can spread tenaciously in landscapes that have been disturbed. Selective management of this species, especially around areas of human contact is important so that it does not overwhelm the area, cause harm, or impede other native plants from becoming established.



Poison ivy leaves

Poison ivy leaves in fall

**Wild Grape (*Vitis* spp.)** Wild grape provides a valuable source of food to wildlife, but can cause damage by weighing down or blocking sunlight to trees and other woody vegetation. Grape vines can climb into trees and spread across the canopy, or sprout from the roots or cut vine stumps, allowing it to reestablish easily. Herbicide and mechanical removal are both useful management techniques, though mechanical removal is most successful in deep shade conditions. In sunny areas, cut grape vines are likely to grow back into the canopy.



Grape leaves

Fruting grape vines

# LAND MANAGEMENT TIME-LINE

Using objectives developed by the National Invasive Species Council for Control and Management, Restoration and Organizational Collaboration as our guide, BlueFlax Design LLC proposes the following methods and techniques for managing the invasive species listed above within the coastal bank and adjacent upland resource area at 169 Monument Road:

## Control and Management Objectives:

- Identify and evaluate appropriate invasive species control methods; create action plan
- Reduce the spread and harm caused by invasive species using the identified methods of control
- Perform control and management activities according to the outlined action plan. Invasive species management objectives within the project area are as follows:

*Celastrus orbiculatus, Rosa multiflora* - Reduce these species by 80% in management year one, 90% in management year two and reach and maintain 95%+ reduction in year three and ongoing.

*Hedera helix, Ligustrum spp, Wisteria floribunda* - Reduce this species by 85% - 90% in year one, 90% - 95% reduction in year two, and 98%+ reduction in year three and ongoing.

*Lonicera morrowii/bella* - Reduce these species by 90% in management year one, 95% in management year two, and reach and maintain 100% reduction in management year three and on going.

*Robinia pseudoacacia* and *Acer platanoides*- Reduce this species by 95% in year one and ongoing.

	Year 1				Year 2				Year 3			
	Summer 1	Fall 1	Winter 1	Spring 1	Summer 2	Fall 2	Winter 2	Spring 2	Summer 3	Fall 3	Winter 3	Spring 3 & Ongoing
Cut and remove invasive vegetation. Cut and remove trees flagged for removal.	■											
Selectively apply an EPA approved systemic herbicide to invasive shrubs by wiping directly onto the cut stump immediately following the cutting treatment		■										
Remove all vegetation debris from the site for proper disposal		■										
Monitor invasive plant response to previous season's management treatments and calibrate upcoming treatments to correspond with the observed plant response			■		■				■			
If 80% control of invasive species has been achieved, commence planting of woody vegetation as specified in the Restoration/Planting Plan					■							
Plan irrigation needs for upcoming growing season					■			■				

Herbicides used are to be applied by MA insured, licensed, and trained individuals only.

■ Invasive Species/Land Management ■ Planting/Irrigation ■ Monitoring

## LAND MANAGEMENT TIME-LINE (CONT.)

	Year 1				Year 2				Year 3			
	Summer 1	Fall 1	Winter 1	Spring 1	Summer 2	Fall 2	Winter 2	Spring 2	Summer 3	Fall 3	Winter 3	Spring 3 & Ongoing
Prepare and submit monitoring report to Conservation Commission		Monitoring				Monitoring				Monitoring		
Selectively treat invasive resprouts using a low volume/drip foliar application of an approved systemic herbicide to all invasive vegetation				Invasive Species/Land Management					Invasive Species/Land Management			
Adjust temporary drip irrigation as necessary to ensure proper care of newly installed vegetation while using the least amount of water necessary to support plant establishment					Planting/Irrigation				Planting/Irrigation			
Continue invasive plant management using a selective, foliar spot application							Invasive Species/Land Management					Invasive Species/Land Management
Assess health of restored vegetation, replace any vegetation that may have succumbed to winter kill						Monitoring				Monitoring		

Herbicides used are to be applied by MA insured, licensed, and trained individuals only.

Invasive Species/Land Management
  Planting/Irrigation
  Monitoring

### ONGOING INVASIVE SPECIES MAINTENANCE:

After the third management season, invasive species should be under control. At this juncture invasive plants should be reduced to low enough numbers that an annual hand removal and selective herbicide treatment strategy will suffice to keep them out of the naturalized areas. (This will vary depending on actual carbohydrate stores in the roots and environmental conditions throughout the treatment period.) Invasive plants generally take a minimum of three to five years of active management to reach a level of successful control. Annual monitoring and minimal maintenance for invasive species should be ongoing throughout the restoration area.

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## APPENDIX A: MEETING AND EXCEEDING STATE AND LOCAL WETLANDS REGULATIONS PERFORMANCE STANDARDS

The proposed invasive species management/restoration planting project must meet the following state performance standards for Vegetated Wetlands as stated in the Massachusetts Wetlands Protection Act 310 CMR 10.30 and 10.55:

The proposed project must also meet the following local performance standard for work undertaken in buffer zones to resource areas, as set forth in the Town of Orleans Wetlands Regulations 196A sections 2, 7, 8, and 9A:

### WPA 10.30: COASTAL BANKS

(1) Preamble. Coastal banks are likely to be significant to storm damage prevention and flood control. Coastal banks that supply sediment to coastal beaches, coastal dunes and barrier beaches are per se significant to storm damage prevention and flood control. Coastal banks that, because of their height, provide a buffer to upland areas from storm waters are significant to storm damage prevention and flood control.

(3) No new bulkhead, revetment, seawall, groin or other coastal engineering structure shall be permitted on such a coastal bank except that such a coastal engineering structure shall be permitted when required to prevent storm damage to buildings constructed.

(4) Any project on a coastal bank or within 100 feet landward of the top of a coastal bank, other than a structure permitted by 310 CMR 10.30(3), shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action.

(5) The Order of Conditions and the Certificate of Compliance for any new building within 100 feet landward of the top of a coastal bank requires that no coastal engineering structure, such as a bulkhead, revetment, or seawall shall be permitted on an eroding bank at any time in the future to protect the project allowed by this Order of Conditions.

- (3 & 5) No new coastal engineering structures are proposed for this project.
- (4) The proposed work stated in the Land Management Plan will exceed these performance expectations. The proposed home renovation will take place away from the top of coastal bank within the proposed limit of work and will not add sediment or runoff from the construction process to the coastal bank.
- A temporary disturbance of existing vegetation will occur when managing and removing invasive species. The reduction of invasive species and addition of native species will improve and better protect the resource area.

### WPA 10.55: BORDERING VEGETATED WETLANDS (WET MEADOWS, MARSHES, SWAMPS AND BOGS)

(4) General Performance Standards.

(a) Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.

(b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost: 1. the surface of the replacement area to be created (“the replacement area”) shall be equal to that of the area that will be lost (“the lost area”); 2. the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area; 3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area; 4. the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area; 5. the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area; 6. at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and 7. the replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00. In the exercise of this discretion, the issuing authority shall consider the magnitude of the alteration and the significance of the project site to the interests identified in M.G.L. c. 131, § 40, the extent to which adverse impacts can be avoided, the extent to which adverse impacts are minimized, and the extent to which mitigation measures, including replication or restoration, are provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40.

## APPENDIX A: MEETING AND EXCEEDING STATE AND LOCAL WETLANDS REGULATIONS PERFORMANCE STANDARDS

The proposed project must also meet the following local performance standard for work undertaken in buffer zones to resource areas, as set forth in the Town of Orleans Wetlands Regulations 196A sections 2, 7, 8, and 9A:

(c) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when; 1. said portion has a surface area less than 500 square feet; 2. said portion extends in a distinct linear configuration (“finger-like”) into adjacent uplands; and 3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.

(d) Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern. 310 CMR 10.55(4)(e): 1. supersedes the provisions of 310 CMR 10.55(4)(b) and (c); 2. shall not apply if the presumption set forth at 310 CMR 10.55(3) is overcome; 3. shall not apply to work proposed under 310 CMR 10.53(3)(1); and 4. shall not apply to maintenance of stormwater detention, retention, or sedimentation ponds, or to maintenance of stormwater energy dissipating structures, that have been constructed in accordance with a valid order of conditions.

- All proposed work shall benefit the Bordering Vegetated Wetland. Any disturbance during invasive species removal will be temporary. Native plants will be restored during the planting phase, and will also be allowed to regenerate naturally once space is cleared with the removal of invasive species.
- This project will better protect the wetland by establishing and/or expanding the vegetated buffer to the wetland.

### § 196A-2. STATEMENT OF JURISDICTION (§ 160-2)

Except as permitted by the Conservation Commission or as provided in this chapter, no person shall remove, fill, dredge, alter or build upon or within one hundred (100) feet of any bank, beach, dune or flat; upon or within one hundred (100) feet of any freshwater wetland, coastal wetland, marsh, wet meadow, bog, or swamp; upon or within one hundred (100) feet of any lake, pond, creek, river, stream, estuary or the ocean; upon any land under said waters; or upon or within one hundred (100) feet of any land subject to flooding or inundation by groundwater, surface water or tidal action; or upon Land Subject to Coastal Storm Flowage; or upon an Area of Critical Environmental Concern (ACEC) as defined in §160-4 herein. Any activity proposed or undertaken outside any area specified above shall not be subject to regulation under this chapter unless, in the judgment of the Conservation Commission, said activity will result or has resulted in the removing, filling, altering or building upon any area specified.

### § 196A-7. BUFFER ZONE AND BUFFER STRIP.

C. Guidelines for work in the buffer zone: (1) Buffer strip: Where work results in eroded or bare ground, the area must be revegetated as soon as practicable or mulched immediately. Where there is new construction or reconstruction, a buffer strip will be required landward of the resource area. It shall consist of natural indigenous vegetation and shall be a minimum of twenty-five feet (25') in width depending on factors below. The Commission may also require that a buffer strip be created where none presently exists to mitigate past buffer alterations. No work will be permitted in the buffer strip except limited vegetation removal or reduction and work necessary to maintain the buffer strip as described under Elements of buffer strip. (2) Between twenty-five (25) and fifty (50) feet landward of the resource area, only activities that protect or enhance the wetland interests and values protected under the Act and the Orleans Bylaw will be permitted. It is the Commission's intent to maintain a fifty (50) foot buffer strip. In determining the feasibility of such a width, the Commission may consider the prior use of the specific area as well as other factors such as the topography, size and configuration of the lot and the impact of a setback of the applicant's ability to obtain substantially the view sought or the desired location of the proposed structure. For new construction, in no instance should the “limit of work” area extend into the fifty (50) foot area. Notwithstanding the previous

## APPENDIX A: MEETING AND EXCEEDING STATE AND LOCAL WETLANDS REGULATIONS PERFORMANCE STANDARDS

The proposed project must also meet the following local performance standard for work undertaken in buffer zones to resource areas, as set forth in the Town of Orleans Wetlands Regulations 196A sections 2, 7, 8, and 9A:

statements, landscaping which includes selective vegetation removal and replacement, and selective pruning, and vista cutting, may be permitted at the discretion of the Commission upon clear and convincing evidence that the wetland values noted above will be protected. (3) Between fifty (50) and one hundred (100) feet landward of the resource area, alterations, including construction, will only be permitted where such work can be conditioned by the Commission to fully satisfy the required standards of protection to the wetlands interests identified in the Act and the Orleans Bylaw. (4) When considering guidelines for work in the buffer zone, the site specificity and precedence provision enumerated in § 196A-3(K) of these Regulations should be noted. (5) Installation of underground utilities (gas mains, water mains, power lines, etc.) within the buffer zone are to be considered as new construction and must be conditioned as such. Any installation within the 50 foot buffer strip of a resource area will require a variance from the regulations. (6) When situating a new building or an addition within the 50-100 foot buffer zone, where feasible the structure should be set back at least 75 feet from the resource area to allow for passage between the building and the 50-foot buffer and to avoid the intrusion of lawn in the 50-foot buffer.

D. Buffer strip. (3) Size of buffer strip: (a) Such a strip shall be a minimum of twenty-five feet (25') in width running along the resource area boundary, unless such width is unreasonable in view of the lot size, placement of an existing structure or such other factors as the Commission may consider. 4 (f) An access path, not more than four feet (4') wide through the strip may be maintained by such mowing as is required.

(5) Permissible work in buffer strip: While it is the Commission's intent that no work shall occur in this strip, any work which is proposed must meet a higher performance standard than work proposed elsewhere in the buffer zone, and will generally be limited to habitat improvement or vista cutting. Vista cutting is limited to pruning, lifting and clearing as defined below. Habitat improvement is described under G, Wildlife Habitat.

The Commission may require that a buffer strip be created where none presently exists to mitigate past or present construction impacts.

E. Pruning, cutting, clearing and planting. (4) Criteria. (a) Pruning: When selective pruning of trees is permitted, the removal of such branches shall be as described above for removal of dead, diseased, obstructing and weak branches as well as thinning of

branches to lessen wind resistance. When pruning of shrubs is permitted, the shrubs shall retain their natural shape and features such as fruits and flowers by selecting the optimum height for the shrub and pruning different branches in alternate years. With prior approval, Top of Coastal Bank plantings may be pruned to a minimum of 4 feet yearly. (b) Cutting: When cutting of live trees for a view is proposed, the Commission will require that pruning and thinning the canopy shall be accomplished first. When cutting is the only viable option in a heavily vegetated lot the Commission may allow the removal of up to 5% of existing trees greater than or equal to (>) 6" Diameter at Breast Height, or 10% of existing trees less than or equal to (<) 6" Diameter at Breast Height in any 3 year period. All trees proposed to be removed must be clearly delineated on-site. Specific specimen trees may be identified by the Commission for preservation. (c) When removal of fallen or damaged trees is desirable after a storm, the Commission may allow this through either acceptance of DEP issued Emergency Regulations, or through the normal Administrative Review filing procedure. If storm damaged trees provide an immediate risk to the health or safety of residents, Emergency removals can be authorized by the Commission or its Agent. (d) Dead and diseased trees may be removed if they endanger a structure or live vegetation. Flush cutting rather than uprooting will be required in some cases. (e) When lifting is proposed, the health of the tree must be considered as well as the impact to wildlife. In no instance shall more than 1/3 of the above ground trunk height be pruned. (f) Clear cutting of land is prohibited. The only clear cutting within Jurisdiction that shall take place will be for the clearing of land for the construction of buildings with Commission approval. (g) The Commission may require the replacement planting of native shrubs and trees in areas proposed for tree removal. (h) When vista pruning/cutting is proposed, the Commission encourages that specific windows of view (containing top, sides and bottom and not devoid of all tree canopy species) be identified and shown on a plan. The Commission prohibits "property line to property line" cutting. Filtered Vistas are encouraged and can be normally accomplished through pruning and lifting, although topping of trees may be permitted in specific cases. Clear cutting for a view is prohibited.

- The trees to be removed will be marked with flagging tape. Stumps will be left in the ground. Pruning will only occur to enhance the health of existing native vegetation.

F. Lawns: (2) Requirements. Grasses with their fibrous root system tend to be

## APPENDIX A: MEETING AND EXCEEDING STATE AND LOCAL WETLANDS REGULATIONS PERFORMANCE STANDARDS

The proposed project must also meet the following local performance standard for work undertaken in buffer zones to resource areas, as set forth in the Town of Orleans Wetlands Regulations 196A sections 2, 7, 8, and 9A:

excellent stabilizing plants especially on steep slopes. The same factors that affect trees and shrubs also influence the health of grasses. (a) For any lawns that are to be planted within 100 feet of a resource area, a minimum of 4-6 inches of loam is required prior to planting. This will improve conditions for the lawn and also reduce chances of nutrient leaching through the soil. (b) Only hardy species of grass that require little or no fertilizer and those that can tolerate drier conditions are allowed such as a mixture of fescues, rye grasses, etc.

- Lawn areas will be seeded with a fescue/microclover mix and treated as Cape Cod lawn with no fertilizer applied.

I. Erosion control. (4) Revegetation/mulching requirements. (a) Any activity that denudes or bares 50 square feet or more of ground surface within 100 feet of a resource area requires immediate seeding of a fast germinating grass such as annual rye grass. Native grass mixes or native groundcovers must be used within 50 feet from the edge of a resource area. (b) This area must be covered with a light mulch to enhance germination and to assist in prevention of runoff.

- Bare ground will be seeded immediately. Bare slopes will be seeded and covered with erosion control blanketing.

### § 196A-8. ESTUARIES AND ACEC'S IN ORLEANS.

B. Performance standards. (1) The standard of performance that must be met by proposed development activities in and adjacent to an ACEC is "no adverse effect" - 310 CMR 10.24(5). It is the responsibility of the applicant to show, using credible evidence from a competent source, that the proposed activity will have no adverse effect, either immediate or cumulative, on the ACEC resources. Additionally, there shall be a performance standard of no adverse impact within 100 feet of the 10 foot contour for the Inner Cape Cod Bay ACEC.

- Any disturbance for removal of invasive species within the project area will be temporary and will have no adverse effect on the resource area. The native plant communities installed will ultimately better protect and strengthen the resource area.

### § 196A-9A. LAND SUBJECT TO COASTAL STORM FLOWAGE

C. Performance Standards. A proposed project that may result in alteration of land subject to coastal storm flowage shall not cause or create the likelihood of the following:

(1) Reduction in the ability of the land to absorb and contain waters. (2) Reduction in the ability of the land to buffer more inland areas from flooding and wave damage. (3) Displacement or diversion of flood waters to other areas. (4) Damage to other structures or property. (5) Pollution of groundwater, surface water, or salt water. (6) Reduction of an area's capacity to provide for wildlife. (7) An increase in the elevation or velocity of flood waters. (8) Prevention of the migration of resource areas such as salt marshes due to sea level rise.

- The proposed design for this site will enhance the capability of the site to retain and filter stormwater caused by high rain events and flooding events.
- No new impervious material is proposed on the coastal bank or within Land Subject to Coastal Storm Flowage.

**Revised Plan Request**

Michael & Tracy Roberge

27 Cheney Rd

DEP #54-2677: Map 72, Parcel 2. The proposed request to authorize the extension of the limit of work and the in-the-water work duration to facilitate removal of the existing concrete seawall footing and proposed replanting effort.



**POLHEMUS SAVERY DASILVA**

March 31st, 2026

Orleans Conservation Commission  
Town of Orleans  
19 School Road  
Orleans, MA 02653

Re: Supplemental Request – Extending Work Limits and In-Water Work  
Property: 27 Cheney Road, Orleans, MA  
Assessors Map 42, Lot 2  
MassDEP File #: 54-2677  
Order of Conditions Issued: July 9, 2025

Dear Members of the Orleans Conservation Commission,

On behalf of property owners Michael W. and Tracy Roberge, we respectfully submit this supplemental request seeking authorization to extend the limit of work and the in-water work duration to facilitate removal of the existing concrete seawall footing at 27 Cheney Road, in connection with the above-referenced Order of Conditions.

As the Commission is aware, work is currently underway pursuant to MassDEP File #54-2677. The project team — comprising PSD as overall general contractor, Ambrose Homes, Inc. for temporary shoring, and Beacon Marine for wall removal and new wall installation — has been operating in full conformance with the approved Order of Conditions and all applicable standard and special conditions.

During excavation, the project team discovered that the existing concrete footing extends deeper and wider than assumed in the pre-construction survey and original project plans. This unforeseen condition required the implementation of additional support of excavation and shoring measures to safely access and remove the footing. As a direct result, the limit of work has been expanded at the base of the concrete wall to accommodate the necessary equipment and operations. This supplemental request reflects those field conditions.

With temporary shoring now in place, we are requesting authorization to extend the limit of work along the concrete wall and the in-water work duration within the following defined window:

Proposed Footing Removal and Wall Replacement Period: **April 8, 2026 – April 24, 2026**

- It allows sufficient time to complete footing removal, backfill, and grading to pre-construction marsh elevation and microtopography before the replanting protocol commences, consistent with the restoration sequence described in the approved work plan.



**POLHEMUS SAVERY DASILVA**

- All erosion and sediment controls currently in place — including a silt curtain/turbidity boom adjacent to the work area — will remain active and inspected daily throughout this phase.
- All operations will continue to be conducted exclusively from the upland side. No equipment will enter the salt marsh or water side of the work area. All concrete debris and rubble will be promptly removed to an approved upland disposal facility.

Wilkinson Ecological Design (WED) will continue its role as designated salt marsh monitor throughout this phase in accordance with Special Condition #3 and will oversee and execute any restoration required in areas impacted during footing removal.

We believe this request is consistent with the intent and conditions of the existing Order of Conditions and approved project plans. We respectfully ask that the Commission authorize the limit of work extension, the extended in-water work duration, and footing removal within the proposed window.

Thank you for your continued attention to this project.

Respectfully submitted,

Jeff O'Neil

Director of Construction Operations, PSD

On behalf of Michael W. & Tracy Roberge

27 Cheney Road, Orleans, MA

# Supplemental Work Plan – Concrete Seawall Removal and Replacement

**Project Address:** 27 Cheney Road, Orleans, MA **Property Owner:** Michael W. & Tracy Roberge, 29 High Rock Road, Wayland, MA 01778 **Assessors Map/Lot:** Map 42, Lot 2 **Resource Area:** Salt Marsh / Land Under the Ocean / Land Subject to Coastal Storm Flowage **MassDEP File #:** 54-2677 **Registry of Deeds:** Barnstable County, Book 37108, Page 103 **Order of Conditions Issued:** July 9, 2025 | **Expires:** July 9, 2028 **Prepared for Submission to:** Orleans Conservation Commission **Pursuant to:** WPA Form 5 – Order of Conditions, M.G.L. c. 131, §40 and Orleans Wetlands Bylaw/Regulations Ch. 160/196A

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## 1. Purpose

This document serves as a supplemental work plan submitted in conjunction with the existing Order of Conditions (MassDEP File #54-2677) for the project at 27 Cheney Road, Orleans, MA. The project is currently underway. This supplemental plan is intended solely to define the means and methods for the concrete seawall removal and replacement scope of work, to be carried out by PSD (overall construction manager), Ambrose Homes, Inc. (temporary shoring), and Beacon Marine (wall removal and new wall installation).

All work described herein shall be performed in full conformance with the existing Order of Conditions, approved plans, and all applicable standard and special conditions already governing this project.

---

## 2. Project Team

Role	Contractor
Overall Construction Manager	PSD (attn: Mr. O'Neil)
Temporary Shoring	Ambrose Homes, Inc. — 2766 Route 6, Wellfleet, MA 02667
Marine Wall Removal & New Wall Installation	Beacon Marine
Salt Marsh Monitoring & Restoration	Wilkinson Ecological Design (WED)

---

## 3. Existing Conditions

The existing structure consists of approximately **60 linear feet** of concrete seawall with a varying height of approximately **4 to 10 feet**, situated adjacent to a salt marsh resource area. The wall is to be removed in its entirety and replaced with a new wood-clad vinyl sheet pile wall within the same previously approved footprint.

---

## 4. Erosion and Sediment Controls

The following erosion and sediment controls are in place for the duration of this scope of work:

- **Straw wattles** are installed along the shoreline at the Limit of Work.
- A **silt curtain/turbidity boom** is deployed in the water adjacent to the work area to prevent sedimentation of the salt marsh during all in-water activities.

All controls shall be inspected daily and after each rain event, and repaired or replaced as needed. No equipment shall be washed or refueled within 100 feet of the salt marsh resource area. At no time shall sediments be deposited in the salt marsh or adjacent water body.

---

## 5. Means and Methods

### Phase 1 – Temporary Shoring Installation (Ambrose Homes, Inc.)

1. An engineered shoring plan has been provided by Ambrose Homes, Inc. prior to installation.
2. **Landward shoring:** Drive **10 WX12x65 steel I-beams** vertically into the ground at **5 feet on center** for a total shored length of **45 linear feet**. Install **3x8 wood lagging** to an excavation depth of **11 feet**.
3. **Water-side shoring:** Drive **steel plate** to accommodate a **5-foot excavation depth** along **20 linear feet** of the water side of the wall, providing a cofferdam-style barrier to protect the adjacent salt marsh during removal operations.
4. All spoils shall be removed off-site to an approved upland disposal facility. No excavated material shall be stockpiled within 25 feet of the edge of the salt marsh resource area.

### Phase 2 – Concrete Wall Removal (Beacon Marine)

1. The existing concrete seawall (approximately 60 linear feet, 4–10 feet in height) shall be removed in its entirety using a combination of mechanical equipment (excavator) and manual hand labor as site conditions dictate.
2. All mechanical equipment shall be operated exclusively from the upland side of the wall. No equipment shall enter the salt marsh or water side of the work area.
3. All concrete debris, rubble, and associated materials shall be removed from the site promptly and disposed of at an approved upland facility. No demolition debris shall remain within or adjacent to the salt marsh.

### **Phase 3 – New Wall Installation (Beacon Marine)**

1. A new **wood-clad vinyl sheet pile wall** shall be installed within the same footprint as the removed concrete wall (approximately 60 linear feet).
2. Sheet piles shall be driven or vibrated into place using appropriate marine construction equipment.
3. The new wall shall not extend beyond the previously approved footprint.
4. Wood cladding shall be applied to the face of the vinyl sheet wall per project specifications and the approved Bulkhead and Pier Plan (Cape & Islands Engineering, 6/24/25).

### **Phase 4 – Shoring Removal (Ambrose Homes, Inc.)**

1. Upon completion of wall installation and backfill, all steel I-beams, steel plate, wood lagging, and associated shoring materials shall be fully extracted from the site.
2. All shoring equipment shall be removed and the site demobilized.

### **Phase 5 – Site Restoration and Cleanup**

1. All temporary erosion controls shall remain in place until all disturbed areas are fully stabilized.
2. Revegetation of all disturbed areas shall be carried out in accordance with the Restoration Plan and Native Plant Restoration Protocol prepared by Wilkinson Ecological Design (WED), dated 6/25/25.
3. No fertilizer shall be used within 100 feet of the resource area per Standard Condition #14 and Town of Orleans General By-Law Chapter 103.
4. The site shall be left in a clean, stabilized condition upon completion.

---

## **6. Salt Marsh Monitoring and Restoration**

Wilkinson Ecological Design (WED) is the designated monitor for the health of the salt marsh areas adjacent to the bulkheads throughout the construction period and for one full season following completion, per Special Condition #3. WED shall be responsible for any restoration determined to be necessary to salt marsh areas impacted by the project, in accordance with the approved Restoration Plan and Native Plant Restoration Protocol dated 6/25/25.

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*Supplemental work plan prepared on behalf of Michael W. & Tracy Roberge, 27 Cheney Road, Orleans, MA  
Overall Construction Manager: PSD (attn: Mr. O'Neil) MassDEP File #: 54-2677 Date: February 27, 2026*

## Protocol for Transplanting Salt Marsh Vegetation

27 Cheney Road, Orleans, MA

3 March 2026

### Purpose

To temporarily remove, store, and re-establish approximately 108 square feet of native saltmarsh vegetation and seed/sod approximately 64 square feet of Cape Cod lawn impacted by the removal of the existing concrete wall, ensuring minimal ecological disturbance and compliance with best-practice restoration guidelines.

### Pre-Construction Preparation

1. Identify dominant saltmarsh species present (e.g., *Spartina alterniflora*, *Spartina patens*).
2. Use flagging to delineate the extent of the impacted salt marsh and use heavy flat shovels/spades to vertically cut along the entire perimeter. The impacted area for salt marsh (low and high) shall be 4' wide by 27' long; the impacted area of lawn shall be 4' wide by 16' long, measured from the existing wall edge.
3. Record existing marsh elevation (NAVD88 if available), inundation frequency, and tidal prism indicators.
4. Install temporary steel plates 2–3 feet seaward/parallel to the existing wall to define the vegetation salvage zone, as per the contractor's means and methods.
5. Establish a shaded, level staging area with AlturnaMATS for temporary sod storage.
6. Place a single 12" diameter low-density fiber roll or silt fence to protect adjacent marsh and water quality.

### Vegetation Transplant Method

1. Excavate vegetation in intact sod blocks (approximately 24 inches wide × 10–12 inches deep), preserving the root mat and adhering soil (52 sf low marsh and 56 sf high marsh).
2. Use the excavator bucket's flat blade to undercut and remove sod; avoid shaking soil from roots.
3. Label bundles or rows so blocks can be returned to roughly the original positions and orientations.
4. Lay sod blocks on AlturnaMATS ground protection mats in the staged area; do not stack.
5. Limit handling and exposure to direct sun and wind.

6. During summer months, aim for a 1–3 day storage window. If longer is unavoidable, increase shading and maintain moisture with intermittent, low-volume misting.

## Wall Removal & Construction Phase

1. Contractor shall remove the existing concrete wall and install the sheet-pile wall.
2. Avoid sediment loss, turbidity, or smothering of adjacent marsh; maintain designated access paths.
3. Keep machinery on protective matting; confine operations to the defined corridor.

## Replanting Protocol

1. After the sheet-pile installation, grade to pre-construction marsh elevation and microtopography (avoid over-compaction).
2. Verify tidal hydrology (tidal exchange, inundation frequency) matches the baseline condition.
3. Reinstall sod blocks in original orientations and elevations; interlock seams to avoid linear gaps that can erode.
4. Firmly press to ensure root–soil contact; fill voids with site soil and lightly tamp. If edges are exposed to wave action, pin with 36" wooden stakes and coir twine as needed.
5. Where gaps remain, sod has become damaged, or plants have died, install nursery-grown plugs (*S. alterniflora* low marsh; *S. patens* high marsh) at a 9-to-12-inch spacing.
6. During the first 1–2 weeks, provide light irrigation during dry/hot periods or implement natural moisture retention (e.g., temporary shallow berms) to reduce transplant stress.
7. Do not fertilize; excess nutrients can promote invasive species.

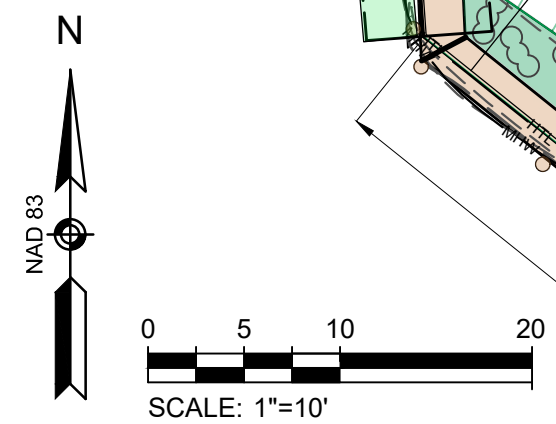
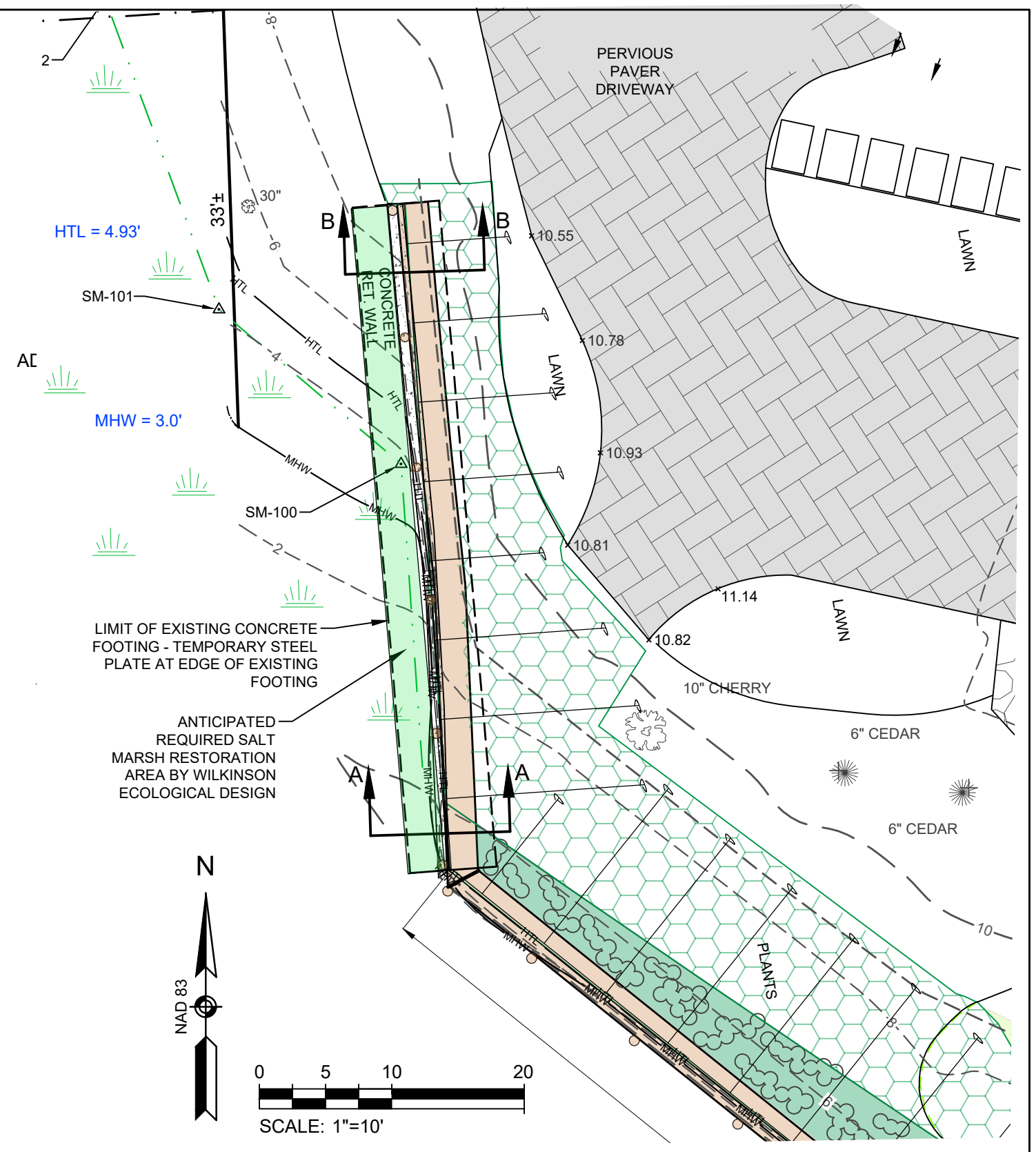
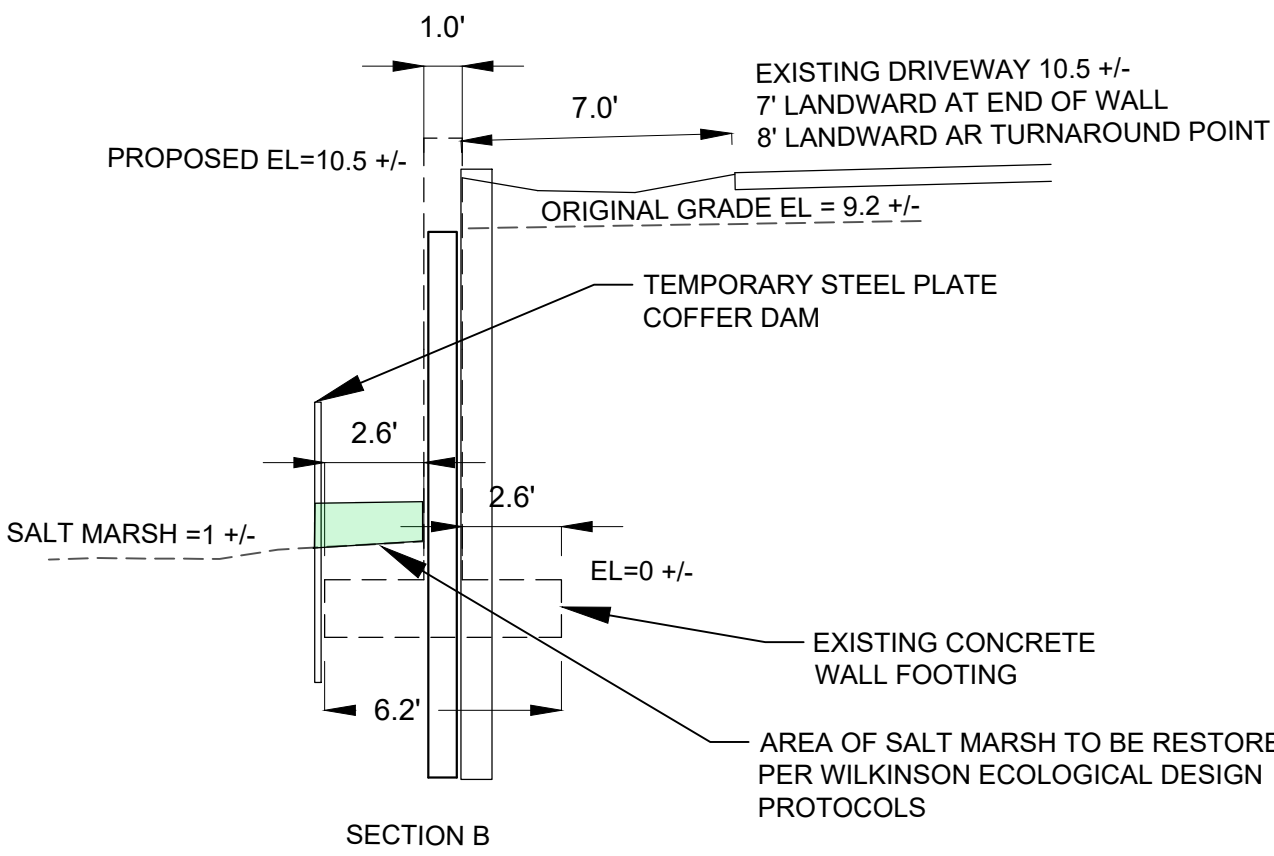
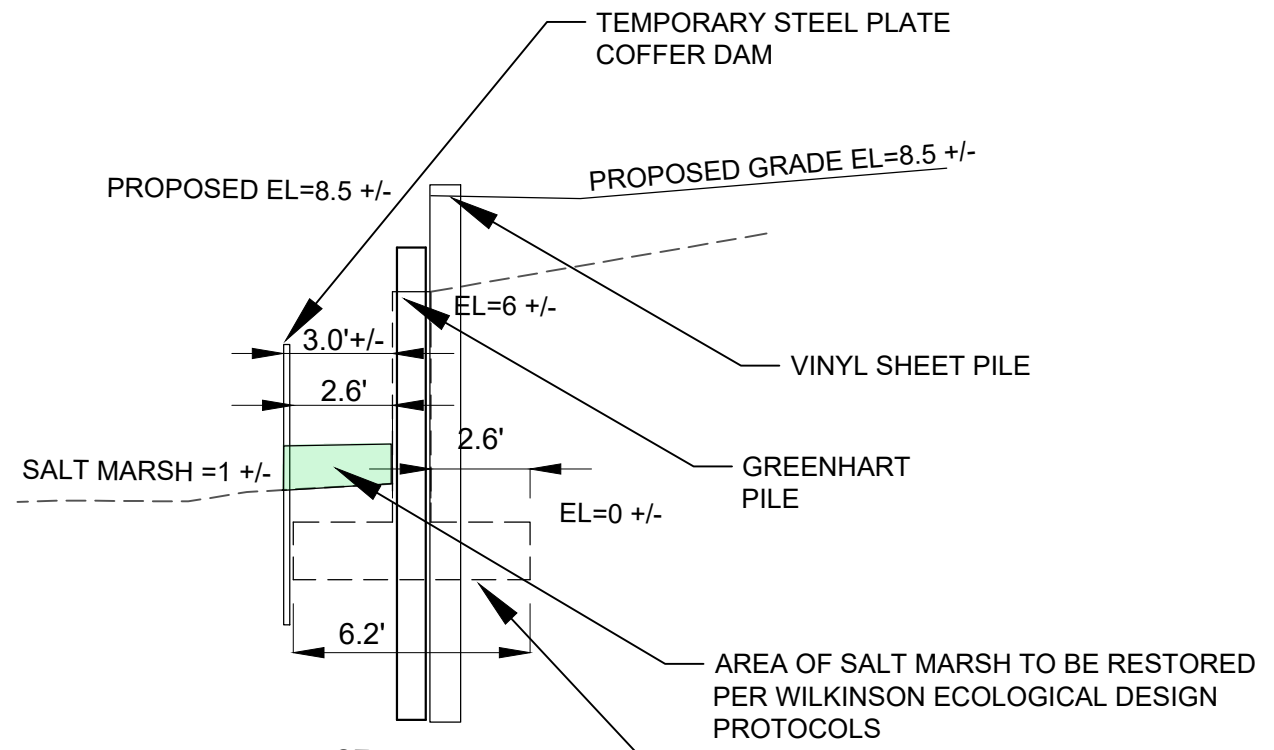
## Post-Construction Monitoring & Adaptive Management

1. Check weekly for survival/vigor, erosion, wrack accumulation, and herbivory.
2. Repair seams, replace dislodged sod, and spot-plant bare patches.
3. Provide quarterly vegetation surveys: include percent cover, species composition, and photo stations. Document invasive species presence (e.g., *Phragmites*) and remove promptly.
4. In August 2026, confirm minimum of 90% vegetative cover.
5. Within the high marsh area, replant failed sections with larger, hardened plants if early survivorship is low. Within the low marsh area, install a pre-vegetated mattress as supplied by Wilkinson if needed.
6. If necessary, add coir logs or fiber rolls at edges subject to wave energy.

7. Adjust planting elevations if monitoring shows consistent waterlogging or drought stress.

## References

1. Cutts V. et al. (2024). Guidance on restoring or creating salt marsh vegetation. Conservation Guidance Series No. 6. (Conservation Evidence).
2. NYC Parks (2018). Salt Marsh Restoration Design Guidelines.
3. NYC Parks (2018). Salt Marsh Restoration Monitoring Guidelines.
4. MassDEP (2024). Guidance for Salt Marsh Restoration Techniques (Ditch Remediation, Runnels, Marsh Habitat Mounds).
5. Pausch R. et al. (2023/2024). Testing strategies to enhance transplant success under stressful conditions at a tidal marsh restoration project ([Restoration Ecology](#)).



27 CHENEY ROAD  
ORLEANS, MA

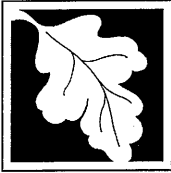
DRAWING TITLE: <b>SUPPLEMENTAL SHORING AND EXISTING WALL REMOVAL PROTOCOL</b>	
	SHEET NO.: 1 OF 1      DATE: 3/26/2026
508.477.7272 PHONE      508.477.9072 FAX SUMMERFIELD PARK - 800 FALMOUTH ROAD - SUITE 301C - MASHPEE, MA 02649	DRAWN BY: MDD      CHECKED BY:

**Certificate of Compliance**

Asa's Landing Realty Trust

4 Asas Landing

DEP # 54-0181: The addition to an existing single-family dwelling. Work occurred within the 100' buffer zone to the Top of a Coastal Bank.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

SE 54-181  
 Provided by DEP

**A. Project Information**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Asa's Landing Realty Trust

Name

137 North St.

Mailing Address

Portland

City/Town

ME

State

04101

Zip Code

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Miriam H. Kaufman

Applicant

May 19, 1981

Dated

SE54-181

DEP File Number

3. The project site is located at:

4 Asa's Landing (aka Lot 8 Asa's Landing)

Street Address

11

Assessors Map/Plat Number

Orleans

City/Town

3

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Miriam H. Kaufman

Property Owner (if different)

Barnstable

County

3293

Book

229

Page

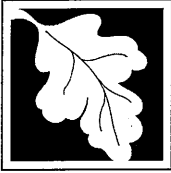
Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.  
 the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

_____  
 _____  
 _____  
 _____

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

SE 54-181  
Provided by DEP

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### A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

---

### B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

# Ryder & Wilcox

SURVEYING · ENGINEERING  
HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD · P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662-0439  
TEL: 508.255.8312 FAX: 508.240.2306  
EMAIL: [info@ryder-wilcox.com](mailto:info@ryder-wilcox.com)

March 23, 2026

Orleans Conservation Commission  
19 School Road  
Orleans, MA 02653

RE: Order of Conditions, DEP File # SE 54-181  
4 Asa's Landing (Assr's. Map 11 Pcl. 3)

Dear Commission Members:

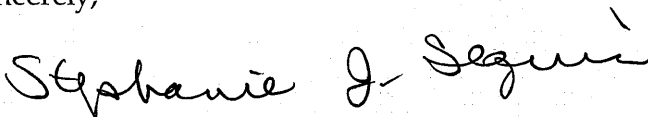
On behalf of our client, Asa's Landing Realty Trust, this letter serves as a request for a Certificate of Compliance for the Order of Conditions referenced above, issued on May 19, 1981.

On December 9, 2025, I visited the property to see if the work had been completed in accordance with the approved plan and Order of Conditions. The existing driveway is slightly different, and there are mechanical equipment units located on the north side of the house. I have attached an as-built plan for your records.

Apart from these minor deviations, I found the project to be in substantial compliance with the approved plans and Order of Conditions.

Thank you for your attention to this request

Sincerely,



Stephanie J. Sequin, P.E.

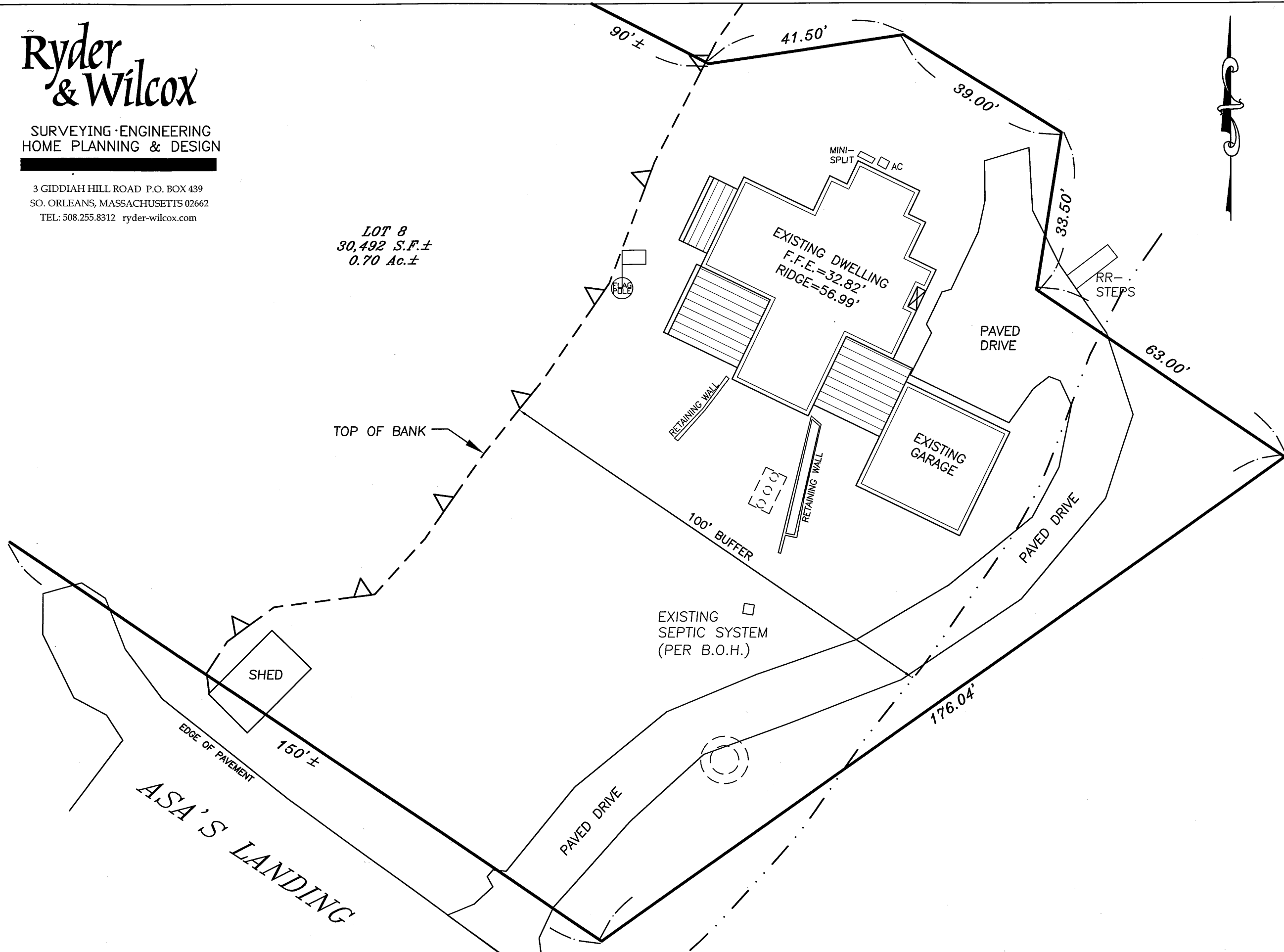
Job #13582

# Ryder & Wilcox

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3 GIDDIAH HILL ROAD P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662  
TEL: 508.255.8312 ryder-wilcox.com

LOT 8  
30,492 S.F.±  
0.70 Ac.±



*As-Built Plan*  
Location  
**4 ASA'S LANDING**  
Orleans, MA  
prepared for  
**ASA'S LANDING**  
**REALTY TRUST**  
Scale: 1" = 20'  
Date: December 22, 2025

Reference:  
Assr's. Map 11, Pcl. 3  
Pl. Bk. 166, Pg. 145, F2  
Pl. Bk. 6, Pg. 131

**Certificate of Compliance**

Carol Hausman

7 Brick Hill Rd Extension

DEP #54-2335: The installation of a new septic system. Work occurred within the 100' buffer zone to an Isolated Wetland.

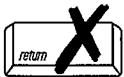


**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
 SE 54-2335  
 Provided by DEP

**A. Project Information**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Carol Hausman  
 Name  
 1214 Great Meadow Road  
 Mailing Address  
 Dedham MA 02026  
 City/Town State Zip Code  
 202-494-1935  
 Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Carol and Robert Hausman  
 Applicant  
 5/18/16 SE 54-2335  
 Dated DEP File Number

3. The project site is located at:

7 Brick Hill Road Ext. Orleans  
 Street Address City/Town  
 36 81  
 Assessors Map/Plat Number Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Carol P. Hausman, Trustee of Carol P. Hausman Revocable Trust  
 Property Owner (if different)  
 Barnstable 29705 24  
 County Book Page

Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.  
 the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

SE 54-2335

Provided by DEP

---

### **A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes      If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

---

### **B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

# Ryder & Wilcox

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SO. ORLEANS, MASSACHUSETTS 02662-0439  
TEL: 508.255.8312 FAX: 508.240.2306  
EMAIL: [info@ryder-wilcox.com](mailto:info@ryder-wilcox.com)

March 27, 2026

Orleans Conservation Commission  
19 School Road  
Orleans, MA 02653

RE: Order of Conditions, DEP File # SE 54-2335  
7 Brick Hill Road Extension (Assr's. Map 36 Pcl. 81)

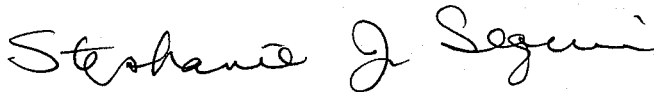
Dear Commission Members:

On behalf of our client, Carol Hausman, this letter serves as a request for a Certificate of Compliance for the Order of Conditions referenced above, issued on May 18, 2016.

The project is in compliance with the approved plans and Order of Conditions. I have included a copy of the Septic As-built Plan for your records.

Thank you for your attention to this request

Sincerely,



Stephanie J. Sequin, P.E.

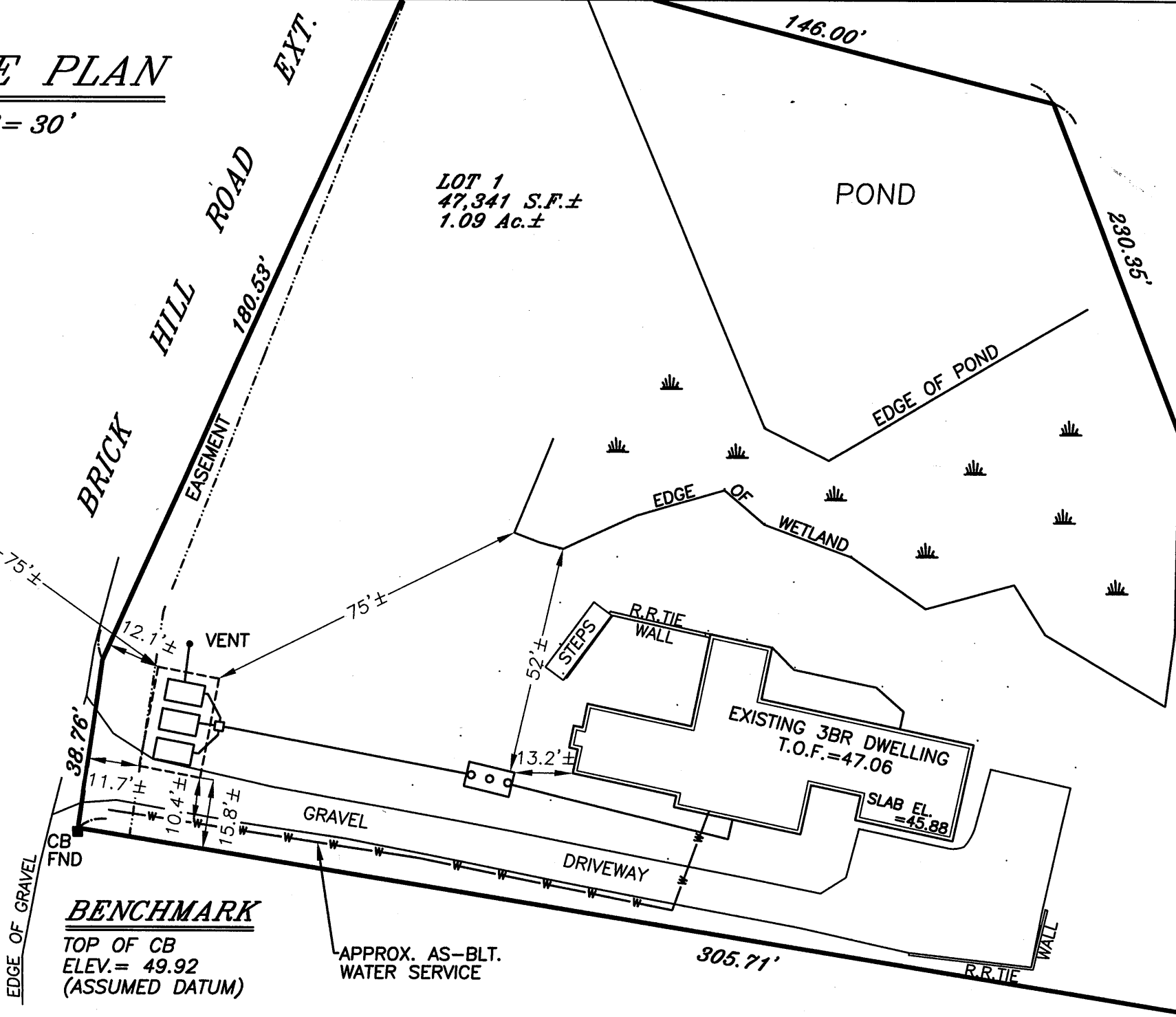
Job #1100

# SITE PLAN

1" = 30'

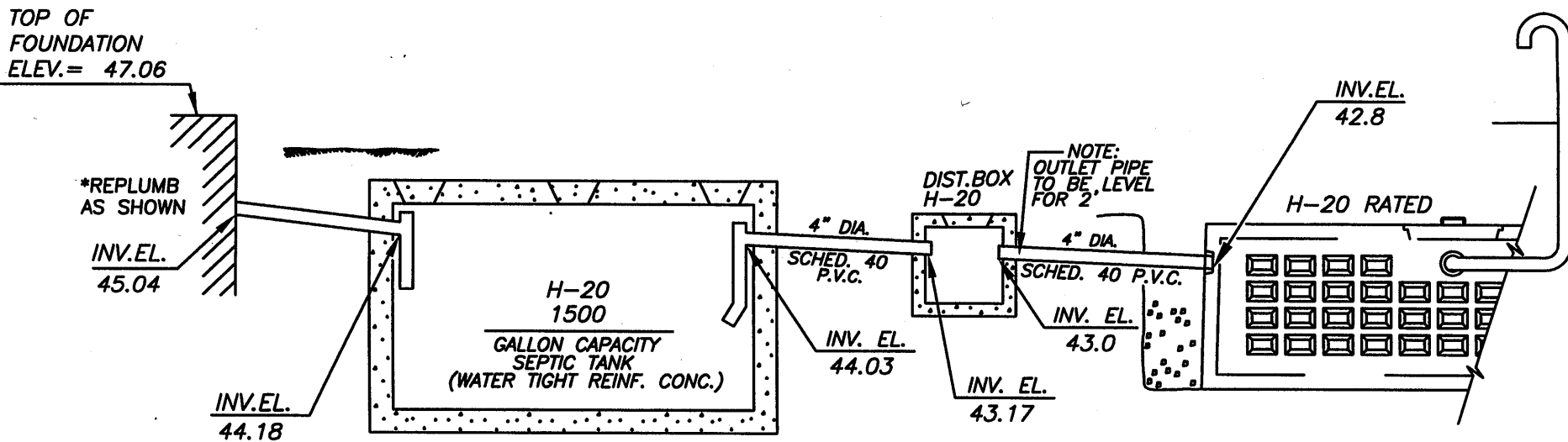
LOT 1  
47,341 S.F. ±  
1.09 Ac. ±

POND



## AS-BUILT SYSTEM PROFILE

NOT TO SCALE



### AS-BUILT ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

Prepared for: Robert & Carol Hausman  
Location: 7 Brick Hill Road Ext., Orleans, MA  
(Assr's. Map 36, Pcl. 81)

Ryder & Wilcox, Inc., P.E. & P.L.S.

3 Giddiah Hill Rd.

P.O. Box 439

So. Orleans, MA, 02662

Tel. (508) 255-8312

Fax. (508) 240-2306

Scale 1" = 30'

Drawn by DJC

Date - June 27, 2016



Stephanie J. Sequin  
6/27/16

Job No. 1100

**Administrative Review**

Joe & Kristin Kinsella

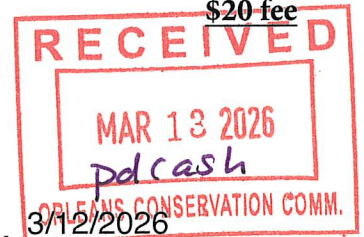
The proposed removal of a cedar tree at the top of a Coastal Bank.

27 Ruggles Rd



TOWN OF ORLEANS CONSERVATION
Administrative Review Application Form
-CONSTRUCTION-

\$20 fee



Date: 3/12/2026

Property owner: Joe & Kristin Kinsella (JKK Realty Trust)
Site Address: 27 Ruggles Road
Mailing Address: 27 Ruggles Road, Orleans MA 02653
Phone Number: 781-315-1516

Your name (if different from property owner):
Phone Number:

Company to perform work: TBD

Do you have permission from property owner to apply for and/or perform work? yes no

Mail or email approval/denial to: kristin.kinsella@gmail.com

Project Description:
Remove cedar tree and grind stump at top of coastal bank severely damaged in February storm.

Will proposed work take place in a resource area? yes no

Is excavation by machinery required? yes no

Is the proposed project an addition to an existing structure? yes no

Is the proposed project an upgrade to an existing septic? yes no

If tree removal is proposed, how many? 1

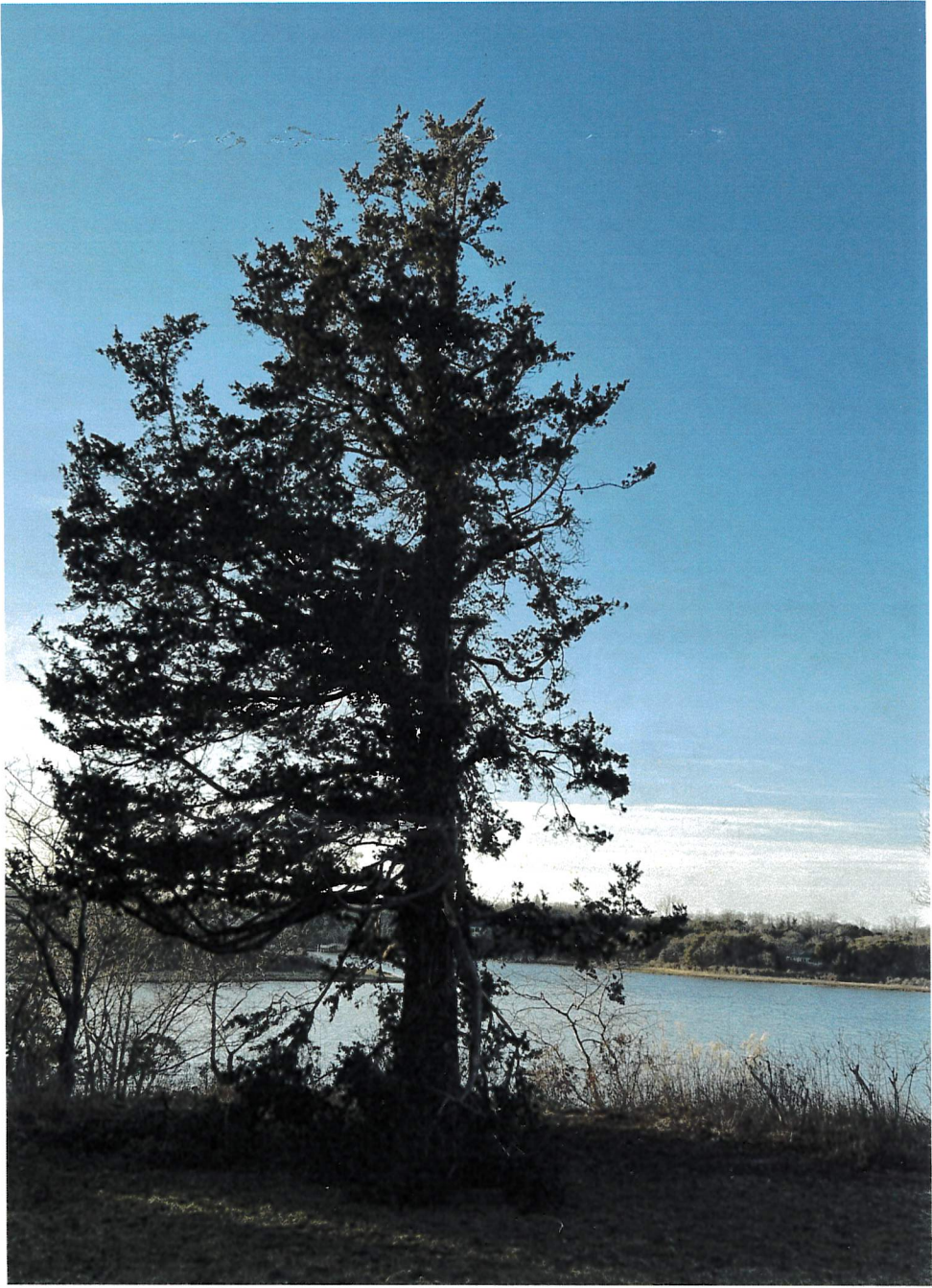
Is replanting of disturbed areas proposed? yes no

(Office Use Only)

APPROVED: Conservation Administrator:
Comments:

DENIED: Conservation Administrator:
Comments:





**Administrative Review**

Leslie & Rick Beaulieu

33 Herring Brook Wy

The proposed removal of a tree leaning toward the dwelling and 7 dead trees on the side of the dwelling.



TOWN OF ORLEANS CONSERVATION
Administrative Review Application Form
-VEGETATION-

\$20 fee

Date: 3/22/2026

Property owner: Leslie and Rick Beaulieu

Site Address: 33 Herring Brook Way

Mailing Address: 75 Partridge Run, East Greenwich RI 02818

Phone Number: 401 641 89000

Your name (if different from property owner):

Phone Number:

Company to perform work: Taka Tree & Landscape Service

Do you have permission from property owner to apply for and/or perform work? yes [checked] no [ ]

Mail or email approval/denial to: leslieb1@aol.com

Handwritten note: approved storm damage with an arrow pointing to the project description box.

Project Description:

- 1. Remove locust tree that fell during the storm. It is located near the water obstructing access to the dock. The tree will be sawed into small pieces and removed by hand up the stairs in order to not disturb the area.
2. Removal of large tree on east side of house that leaning toward the house. The arborist reported that the trunk is compromised due to a hole created from a branch and is collecting water. He believes a strong northeast wind could bring the tree down on our house.
3. Removal of 7 small dead trees on west side of house.
All of these trees are marked.

Will proposed work take place in a resource area? [checked] yes [ ] no
(on a beach, in a salt marsh, in a wetland, etc.)

Is use of machinery required for proposed work? [checked] yes [ ] no

Is removal of invasive species proposed? [ ] yes [checked] no
(bittersweet, honeysuckle, English ivy, locust, loosestrife, etc.)

If tree removal is proposed, how many? 9

If pruning of trees is proposed, how many? 0

If pruning of shrubs is proposed, how many? 0

If planting is proposed, species and how many? 0

(Office Use Only)

APPROVED: Conservation Administrator:
Comments:

DENIED: Conservation Administrator:
Comments:





**Administrative Review**

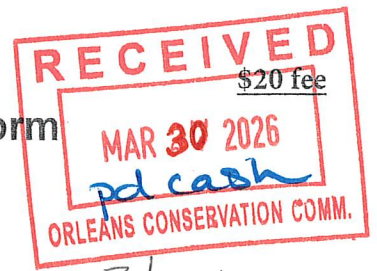
Matthew Schmidt

10 Larboard Ln

The proposed removal of 3 pine trees within the proximity of the dwelling and power lines.



TOWN OF ORLEANS CONSERVATION  
 Administrative Review Application Form  
 -VEGETATION-



Date: 3/30/26

Property owner: Matthew Schmidt

Site Address: 10 Larboard Lane, Orleans

Mailing Address: 97 Cranberry Dr. Hopewell Jct. NY 12533

Phone Number: 917-749-1407

Your name (if different from property owner): _____

Phone Number: _____

Company to perform work: TBD - A-2 or 777

Do you have permission from property owner to apply for and/or perform work? yes  no

Mail or email approval/denial to: Matthew.C.Schmidt@outlook.com

**Project Description:**  
 ① pine tree damaged during blizzard. large branch hit deck and damaged ^{damaged} _{marsh} ^{deck} <sub>trash very close to house. Ask to remove.  
 ② pine tree about 20 ft from 1st pine. Concerned too close to house. Ask to remove</sub>

③ tree above power lines in driveway - ask to remove.  
 Will proposed work take place in a resource area?  yes  no  
 (on a beach, in a salt marsh, in a wetland, etc.)

Is use of machinery required for proposed work?  yes  no

Is removal of invasive species proposed?  yes  no  
 (bittersweet, honeysuckle, English ivy, locust, loosestrife, etc.)

If tree removal is proposed, how many? 3

If pruning of trees is proposed, how many? -

If pruning of shrubs is proposed, how many? -

If planting is proposed, species and how many? -

(Office Use Only)

APPROVED: _____ Conservation Administrator: _____  
 Comments:

DENIED: _____ Conservation Administrator: _____  
 Comments:

AN APPROVAL IS VALID FOR ONE (1) YEAR





2

1



**Chairmans Business**

Meeting Minutes of 3/17/26

**Orleans Conservation Commission**  
**Nauset Room or Via Zoom**  
**Hearing, Tuesday, March 17th, 2026**

**PRESENT:** Chair Drusilla Henson, Vice Chair Jerry Wander, Clerk Ken Johnson, Member Ginny Farber, Member Judith Bruce, Member Dick Hilmer, Member Tim Payson, Associate Member Dave Lyttle & Conservation Agent John Jannell

8:30 a.m.      Call to Order

**Meet with the Pleasant Bay Alliance**

Coastal Floodplain Resilience presentation and discussion

Heather McElroy, Natural Resources Manager at the Cape Cod Commission; Shannon Hulst, Floodplain Specialist for Barnstable County through the Cape Cod Extension; and Carole Ridley, Coordinator for the Pleasant Bay Alliance were present.

Ms. McElroy reviewed the workshop held on the proposed regulations and presented images of areas subject to flooding in Orleans. She explained that communities on Cape Cod are significantly vulnerable to flooding during storm events and discussed the proposed regulations. She noted that no decisions were anticipated to be made at this meeting; the purpose was to introduce the regulations and provide an opportunity for discussion. The regulations would apply in areas already mapped by FEMA.

Mr. Lyttle asked about the Building Department's ability to determine whether assessed value or market value would be used when determining if improvements exceed 50% of the home's value. Mr. Lyttle also asked for clarification regarding the jurisdiction of the new regulations and where they would be applied, specifically when the buffer zone extends beyond the flood zone. The presenters responded to his concern and said they would look into providing further clarification.

Mr. Jannell said he is trying to focus on LSCSF and help Commissioners understand the new subzones. Mr. Jannell asked if they are meeting with planning boards, noting that new construction in the V Zone is addressed in the zoning bylaw and that upcoming zoning articles could provide an opportunity for Commission involvement. Ms. Ridley said the general timeline discussed at other meetings is targeting the 2027 Annual Town Meeting for planning and zoning bylaw changes.

**Continuations**

Robert H. & Abby C. Summersgill

26 Jack Knife Point Rd

By Shorefront Consulting. Map 56, Parcel 1. The proposed repairs to an existing and licensed shed and platform. Work will occur on a Coastal Bank, Coastal Beach, and within Land Subject to Coastal Storm Flowage, and the Pleasant Bay ACEC.

Mark Burgess of Shorefront Consulting was present and reviewed plan revisions made since the previous hearing.

Mr. Wander asked if a barge would be used and whether a time-of-year restriction should be included. Mr. Burgess said the only reason to use a barge would be to drop off materials. Mr. Jannell said a time-of-year restriction would not be necessary because there is a permanent pier the contractor can use. Ms. Bruce suggested including a contractor change clause.

Mr. Jannell asked Mr. Burgess to clarify the reference in his proposal to TRM. Mr. Burgess said it is jute mesh in approximately 1-inch squares. Mr. Jannell asked him to confirm that it is 100% biodegradable material. Mr. Burgess said it is.

No public comment was heard.

**MOTION:** A motion to close the public hearing was made by Jerry Wander and seconded by Ken Johnson.

**VOTE:** 7–0–0 Unanimous

**MOTION:** A motion to approve the project attaching the Conservation Commission findings and standard conditions, with the special condition that a contractor change clause is required, was made by Jerry Wander and seconded by Ken Johnson.

**VOTE:** 7–0–0 Unanimous

**References:** Project Narrative by Shorefront Consulting 1/29/26; Site Plan by Down Cape Engineering 2/17/26.

Ezra & Maureen Hausman 17 Pilgrim Lake Terrace East  
By J.C. Ellis Design, Co., Inc. Map 62, Parcel 39. The proposed construction of an interior landing with steps and a screened porch, installation of a new 2 compartment septic tank, and construction of 2 new parking areas with the 100' buffer zone to the Top of a Coastal Bank.

Jason Ellis, JC Ellis Design, reviewed the changes made since the previous meeting. The parking area was reduced, and mitigation areas were added in three different areas on the property. Mr. Ellis said they are proposing to transplant some non-native species. The driveway will be pervious and two additional dry wells were added to capture runoff from the garage.

Ms. Henson asked if any of the trees lost during the storm were trees that needed removal anyway. Mr. Ellis said no.

Mr. Johnson asked how they decide whether to remove or pump and fill the septic tank. Mr. Ellis responded. Ms. Bruce thanked the applicant for eliminating the second parking area.

Mr. Jannell thanked the applicant for the mitigation. He noted that the ACEC was shown incorrectly on the plans. He stated that when freshwater pond wetlands are elevated above 10

feet, the ACEC is delineated from the edge of the wetland. He made a note on the plan of the inaccurate delineation.

No public comment was heard.

**MOTION:** A motion to close the public hearing was made by Jerry Wander and seconded by Ken Johnson.

**VOTE:** 7–0–0 Unanimous

**MOTION:** A motion to approve the project attaching the Conservation Commission findings and standard conditions was made by Jerry Wander and seconded by Ken Johnson.

**VOTE:** 7–0–0 Unanimous

**References:** Project Narrative by JC Ellis Design 3/8/26; Septic System Modification Plan by JC Ellis 3/8/26.

### **Administrative Review**

Pablo Parada-Pentz & Courtney Poignand  
The proposed repairs to an existing pool.

82 Lake Drive

Pablo Parada-Pentz, property owner, was present and reviewed the proposed project and the reason for the repairs. He said they are proposing like-for-like materials or better. Only a small area of the pool is within the 100-foot buffer zone.

Mr. Jannell said that this is hardscape work, much of it is outside jurisdiction, but the portion within the buffer zone is grade-retained and therefore sensitive. He recommended like-for-like replacement and noted that accurate wetland edges were shown on the survey.

Ms. Bruce asked whether access would be from the street side, not the pond side. Mr. Parada-Pentz confirmed yes due to easier access. Ms. Bruce asked whether contractors had concerns about the retaining wall failing during the work. Mr. Pentz said he specifically asked that question and was told no.

Mr. Jannell asked if the retaining wall could serve as a de-facto work limit. Mr. Parada-Pentz said yes.

Ms. Bruce said when the pool is fixed and needs to be drawn down, the water should be trucked off site and not drained toward the wetland.

**MOTION:** A motion to approve the project at 82 Lake Drive was made by Jerry Wander and seconded by Ken Johnson.

**VOTE:** 7–0–0 Unanimous

## **Correspondence**

### **MA Southern Pine Beetle Management Plan 2026**

Mr. Jannell said this is a new pest and he has not yet seen actual impacts, but there are many recommendations to improve resiliency of pine stands. He has been receiving a lot of correspondence regarding the pest.

Ms. Farber asked if it was something to be concerned about in the watershed. Mr. Jannell said concern would arise if there were stand die-off leading to increased fuel loads, which may lead to management actions.

## **Administrator's Business**

Mr. Jannell provided several updates to the Commission.

Mr. Jannell reported that on March 4, Ms. Henson and he attended the Select Board meeting regarding the article to fund the Conservation Fund for \$125,000. The Select Board supported the article, and it will likely be a warrant article. He will attend Town Meeting to answer questions.

Mr. Jannell said on March 5 they received the final design for the barn. He thanked Rich Morongell for the plans. He used these plans to attend the Old Kings Highway meeting for the barn and that was approved, and the following day he secured the building permit for the barn project. They are working to secure contractors and Ryder & Wilcox is staking the site to prepare for site work. That portion of the parking lot has been cordoned off.

Mr. Jannell said they have an appointment with the Select Board on March 25 regarding Kent's Point and the request to support the changed Land Management Plan to support seasonal parking requirements. They included that the department contacted the Police Chief, who supports the plan.

Ms. Bruce said she walked through Kenrick Woods to identify work that needed to be done but thought the timing might be poor to alert the DPW since they are so busy. Mr. Jannell said the Orleans Conservation Trust helped map downed trees, including on Town property, and that information was shared with the Parks Foreman. Hopkins was reopened after a tree blocked the site drive and the road at Kent's Point was also reopened.

Ms. Farber said the Board of Water and Sewer will establish a Level 2 drought restriction on March 18, with watering restrictions starting May 1, similar to last year. They are going to certify substantial completion of Phase 2 and hope the Board of Health will issue the order to hook up the next day. Bids are now open for Phase 3 and close April 22. Ms. Henson thanked the board for the work they do for the Town.

### **Chairman's Business**

Review and vote on letter of support for Rock Harbor sediment reuse

Mr. Jannell encouraged the Commission to support the joint grant effort. Sediment from dredge projects is suitable for beach nourishment and this would provide a way to keep and reuse the material.

**MOTION:** A motion to approve the letter of support was made by Jerry Wander and seconded by Ken Johnson.

**VOTE:** 7-0-0 Unanimous

### **Public Comment**

### **Chairman's Business**

Meeting minutes of 2/17/26 & 3/3/26

**MOTION:** A motion to approve the minutes 2/17/26 was made by Jerry Wander and seconded by Ken Johnson.

**VOTE:** 7-0-0 Unanimous

**MOTION:** A motion to approve the minutes 3/3/26 was made by Jerry Wander and seconded by Ken Johnson

**VOTE:** 7-0-0 Unanimous

**MOTION:** A motion to adjourn the public hearing was made by Jerry Wander and seconded by Ken Johnson

**VOTE:** 7-0-0 Unanimous

The meeting adjourned at 9:49 a.m.

Submitted by:

Kristyna Smith, Office Manager, Orleans Conservation