AMESBURY CHEVROLET

SITE PLAN REVIEW

103 MACY STREET
AMESBURY, MA

JOB: # 15008 SPR

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APPENDICES

Civil / Sanitary Municipal Planning
Est. 1975
CAMMETT CE ENGINEERING
Land Survey

Woodbury C. Cammett, PE *MA, NH*
Alan D. Roscoe, PE, *BCEE*
Robert E. Smith, PLS *MA, NH*
Denis Hamel, *CPESC*
Jim Babbin, SIT
Emily Fredette, EIT

Consulting Engineers and Land Surveyors

October 6, 2015

Amesbury Planning Board
62 Friend Street
Amesbury, Ma. 01913

RE: Site Plan Review for Three Way Realty Trust
103 and 107 Macy Street

Dear Board Members,

On behalf of my client, Three Way Realty Trust, we are submitting an application for Site Plan Review at 103 and 107 Macy Street, Amesbury, Ma. Please find the following documents and data as part of the application.

- Cover Letter
- Site Plan Review Application
- Application Filing Fee
- Site Development Plans (Separate Cover)
- Architectural Floor Plans and Elevations (Separate Cover)
- Form D
- List of Abutters

Appendix A – Stormwater Report
Appendix B – Wetland Report
Appendix C– LTPPP
Appendix D – SWPPP
Appendex E – Site Photos

Civil / Sanitary Municipal Planning
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Project Description

The project consists of constructing a 16,000 sf addition to the easterly side of the existing building. This addition will house a state of the art service department. The vehicular access to the new service area will be from rear (south) side of the building. There will be several man-doors to provide access for safety.

The existing stand alone structure that houses the detailing shop will be razed. The detailing shop will be moved to the existing service bays in the existing building. The current 2 bay Customer Service drives will be expanded to three bays.

The site work consists of demolishing the existing detailing building along with concrete pads and surrounding bituminous pavement. The area around the existing building that is being razed, and the area around the proposed addition will be regraded and repaved to provide better vehicle movements and a more stable surface. The remaining paved parking and display area around the existing building will remain as is.

The existing transformer will have to be moved to facilitate the new building addition. Two new oil and gas separators will be added. One will service the new addition and the other will service the existing service bay and customer drop-off area. Both units will connect to the existing sewer manhole in the front of the site.

The existing gas service line that comes from Clarks Road will be relocated farther back on the site to facilitate the location of the new addition. The gas service will enter the existing building where it currently does.

The existing curb cut from Macy Street to the current detailing shop will remain open, and be used as the service access drive. This will provide access for deliveries to the rear of the building with less conflict with display vehicles and customers. The main entrance will remain open where it currently exists. Landscaped curbed islands will be added to provide better definition and a more athletically appealing entrance. There are three other existing curb cuts which will be blocked with pre-cast concrete planters. The planters will be filled with annual flowers to provide color without blocking the view of the display vehicles parked along the frontage.

Stormwater will be connected to the existing drainage system. The existing discharge is to the west edge of the site, into the existing intermittent channel. The roof of the new addition will slope to the rear. A gutter along the roof line will collect stormwater and a series of downspouts will discharge into subsurface pipe. This pipe connects to new drain manhole and directs the stormwater to the existing drain line that runs towards the front of the site and existing drainage system. A new catch basin will be added to the rear of the building to collect the stormwater from rear service drive. The catch basin will discharge into the manhole and drainage system described above. There will also be a foundation drain along the portion of the south side, the entire west side, and a portion of the north side of the new addition. The foundation drain discharges into the new manhole described and as well as the existing catch basin at the north-east corner of the addition.

The slab of the proposed addition will match the existing building slap elevation. The existing grade is uphill in the area of the addition to the east. The maximum cut will approximately 4 feet. The building foundation will act as a retaining wall for the east end of the building.

The amount of impervious cover will be less after the proposed site work is complete. A portion of the existing paved area around the existing detailing building will be removed and replaced with landscaping. In addition, a strip of

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crushed stone will be installed along a portion of the northerly side and the easterly side of proposed addition. As a result of the decreased impervious area, the Open Space **will** increase. See the site plans for more detailed information.

We look forward to presenting this application to the Planning Board. An application to the Conservation Commission has also been submitted due to a portion of the project being in the 100' Wetland Buffer Zone. No wetlands are being altered as part of this project.

Sincerely,
W. C. Cammett Engineering, Inc.

Denis M. Hamel
Project Manager

cc: Three Way Realty Trust

Title:M/Winword/2015/Agencyinterface/planningboard/15008letterto APB 100615

PLANNING BOARD Town Hall

APPLICATION FOR SITE PLAN REVIEW

Date _____

Name Brian Fecteau, Trustee of Three Way Realty Trust

Address 103 Macy Street

Amesbury, Ma. 01913

Application is hereby made for a site plan review. Premises affected are situated at 103 & 107 Macy Street _____, Amesbury Massachusetts and on Map # 80, Lot # 13 & 16

of the Assessor's Map.

1. Owner of Property: Three Way Realty Trust
2. Zoning District: Commercial and R20 Residential
3. Lot size: 5.33 Acres
4. Size of Building, Addition or Area of Proposed Work: Existing Building Footprint - 19,070 SF

   Proposed Addition - 16,000 SF
5. Occupancy or Use - Existing: Automobile Sales and Service

   Proposed: Automobile Sales and Service
6. Other Permits Required: Order of Conditions - Amesbury Conservation Commission
7. Submittal:
   * Site Plan - Scale 1" = 40' (Section XI, C-4a of Zoning Bylaw) Ten Copies _____
   * Water and Sewer Plan _____
   * Storm Drainage Plan _____
   * Erosion Control _____
   * Parking Spaces and Plan ____
   * Traffic Plan _____ (If required under C-5d of Zoning Bylaw)
8. Description of Work: Project consists of constructing a 16,000 sf addition

to house a state of the art service department. The existing small building will be razed and the detailing operation will be moved to the existing service bay area. Interior modifications will also be implemented in the existing building.

Signature of Applicant

Owner (if not Applicant)

Filing Fee: $500.00 plus $0.15 per square foot of gross floor area.
Received:_____
Distributed:_____
Hearing:_____

This application must be accompanied by 10 copies of the site plan. Complete details concerning site plan review are in Section XI, Section C - Site Plan Review of the Amesbury Zoning Bylaw.

Job # 15008

Site Plan Review Filling Fee
Date October 9, 2015
Project: Amesbury Chevrolet, 103 Macy Street

FEE: - $500.00 + $0.15 /SF

Proposed Addition - 16,000 sf

16,000 x 0.15 = $$2,400.00

$500.00 + $2,400.00 = $2,900.00

TOTAL FILING FEE = $2,900.00

Title:M/Winword/2015/15008/agencyinterface/planningboard/15008siteplanreviewfiling feecalculations 100815

THIS CHECK IS VOID WITHOUT A SECURITY BACKGROUND AND A SIGNATURE BORDER PRINTED IN A HEAT SENSITIVE INK THAT DISAPPEARS WHEN RUBBED.

Amesbury Chevrolet
103 Macy Street - Amesbury, MA 01913
(978) 388-9700 - Fax: (978) 834-0881

Peoples United Bank
325 MAIN STREET
PORTSMOUTH, NH 00102-4757
52-143/112

DATE	CHECK
10/09/2015	24712

AMOUNT
$ 2,900.00

Pay Two Thousand, Nine Hundred Dollars and no/Cents

TO THE ORDER OF **CITY OF AMESBURY**

SIGNATURE AREA HAS A DISAPPEARING BORDER - CHECK BORDER CONTAINS MICROPRINTING

⑈0002471 2⑈ ⑆ 221172186⑆ ⑈133005706⑈

Amesbury

Community & Economic Development
Planning – Conservation – Appeals
Tel: (978) 388-8110
Fax: (978) 388-6727

62 Friend Street
Second Floor
Amesbury, MA 01913

ABUTTER NOTIFICATION
POSTAGE FEES

The following is the formula used for determining the postage costs for each application:

Number of Certified Abutters
(including applicant and representative) 21 x .98 = 20.58

TOTAL AMOUNT OWED FOR POSTAGE: $ 20.58

Please remit a check payable to the **City of Amesbury** for the total amount owed for postage. Also, please be advised that your postage fee must be paid prior to you being scheduled for a meeting date.

NOTE: Postage fee subject to change with postage increase.

Effective date: 02/27/2009
Revised: January 2014

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT. DETECTION CIRCLE REVEALS A LOCK WHEN TESTED

WC CAMMETT ENG INC
297 ELM ST
AMESBURY, MA 01913

The NEWBURYPORT BANK
The Newburyport Five Cents Savings Bank
Newburyport, Mass
53-7150-2113

20150571

DATE
10/13/2015

AMOUNT
$20.58

Exactly Twenty and 58 / 100 Dollars

PAY TO THE ORDER OF

Amesbury, City of

MA

AUTHORIZED SIGNATURE

Security features. Details on back.

ABSORPTION CIRCLE

⑆211371502⑆ 2950 032 9⑈

Amesbury

PLANNING BOARD

Town Hall, Amesbury, MA 01913

FORM D
TOWN OF AMESBURY
DESIGNER'S CERTIFICATE

Oct. 9, 2015

To the Planning Board of the Town of Amesbury
In preparing the plan entitled, Amesbury Chevrolet, Site development Plans
I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Amesbury, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from Yeo Chevrolet, Inc to Three-Way Realty Trust dated May 2, 2006 and recorded in the Essex South Registry Registry in Book 25635, Page 69.
2. Other plans, as follows ESRD Plan Book 92 Plan 60
   1928 State Highway Layout of Macy Street
3. Oral information furnished by _____
4. Actual measurement on the ground from a starting point established by
   Highway bounds from 1928 State Highway Layout
5. Other sources _____

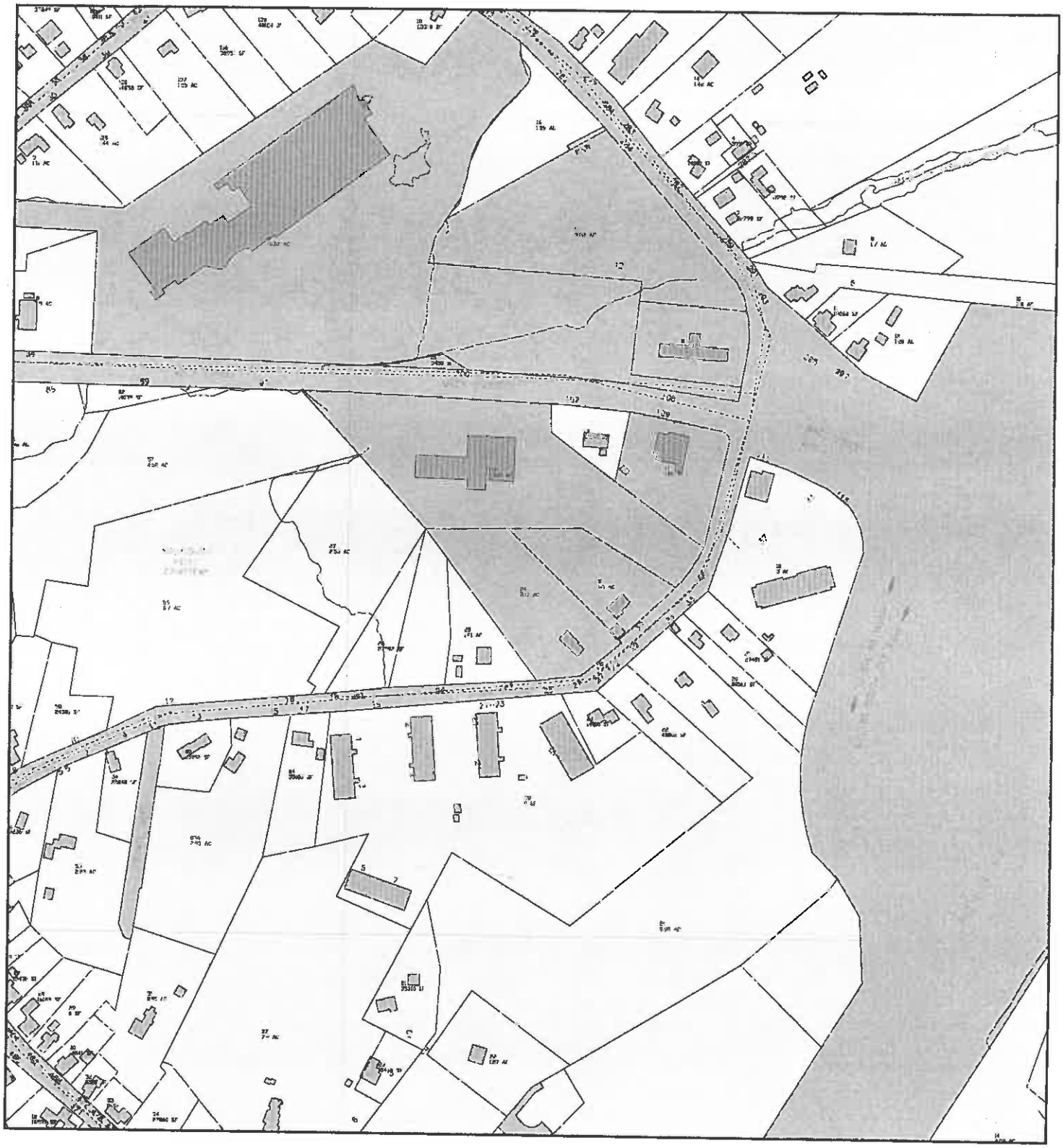
(Seal of Engineer of Surveyor)

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35794
PROFESSIONAL LAND SURVEYOR

Signed _____
(Registered Professional Engineer of Registered Land Surveyor)

c/o W.C. Cornett Engr.
292 Elm St. Amesbury, MA
Address

107 MACY STREET 80/13 300 FT



Information on this Map is Compiled and Maintained for Assessing Purposes Only

GEOGRAPHIC INFORMATION SYSTEM
VISION APPRAISAL TECHNOLOGY

N

Property Location: 107 MACY ST

Vision ID: 2824 | Account # | **MAP ID: 80/ / 13/ /** | Bldg #: 1 of 1 | Bldg Name: | Sec #: 1 of 1 | Card 1 of 1 | State Use: 3300 | Print Date: 10/05/2015 15:20

CURRENT OWNER

THREE-WAY REALTY LLC

107 MACY ST

AMESBURY, MA 01913
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
2 Above Street	1 All Public	1 Paved	1 Urban
4 Rolling			4 Bus. District

SUPPLEMENTAL DATA

Other ID: 00028 00000 0029+	Use Change
Sub-Div	Original Lot
Spec.Cond.	NOTES 1296
OWNER OCCU YES	STYLE
ABC	CHAPTER L
NUMBER	
GIS ID: 2824	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	3300	83,700	83,700
COM LAND	3300	206,900	206,900
COMMERC.	3300	8,100	8,100
	Total	298,700	298,700

101
AMESBURY, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
THREE-WAY REALTY LLC	DOC 467006	05/03/2006	Q	I	330,000	00
YEO WILLIAM E TRUSTEE	DOC326348	12/31/1996	U	I	180,000	1A
YEO BEATRICE A	CER43/0434	08/06/1973			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	3300	79,200	2014	3300	79,200	2013	3300	103,600
2015	3300	206,900	2014	3300	206,900	2013	3300	222,900
2015	3300	8,100	2014	3300	8,100	2013	3300	3,900
	Total:	294,200		Total:	294,200		Total:	330,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

NOTES

PRICED W/26A

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	83,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	8,100
Appraised Land Value (Bldg)	206,900
Special Land Value	0
Total Appraised Parcel Value	298,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	298,700

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
99-163	09/01/1998	CM	Commercial	0	10/01/1995	100	12/31/1998	SIGN CHANGES
93-66	04/12/1993	CM	Commercial	0	07/26/1994	100	08/30/1993	RUBBER ROOF

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
3/13/2007			RD	00	Measur+Listed
7/25/2002			HF	DQ	Data Quality
8/9/2000			HF	DC	Data Change
10/1/1999			HF	DQ	Data Quality
10/27/1998			MT	IR	Income Reconciliation

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	3300	Car Dealer Large	C		195	120	17,550	SF	6.74	1.00	A	1.0000	1.00	0400	1.75			11.79	206,900
		Total Card Land Units:					17,550	SF	Parcel Total Land Area:		17,550 SF						Total Land Value:		206,900

Property Location: 107 MACY ST

Vision ID: 2824 Account # MAP ID: 80/ / 13/ / Bldg #: 1 of 1 Bldg Name: Sec #: 1 of 1 Card 1 of 1 State Use: 3300 Print Date: 10/05/2015 15:20

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	25		Service Shop
Model	96		Ind/Comm
Grade	03		Average
Stories	1		
Occupancy	1		
Exterior Wall 1	15		Concr/Cinder
Exterior Wall 2	20		Brick/Masonry
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	01		Minim/Masonry
Interior Wall 2			
Interior Floor 1	03		Concr-Finished
Interior Floor 2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bldg Use	3300		Car Dealer Large
Total Rooms			
Total Bedrms	00		
Total Baths	2		
Heat/AC	00		NONE
Frame Type	03		MASONRY
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	03		SUS-CEIL/MN WL
Rooms/Prtns	02		AVERAGE
Wall Height	12		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

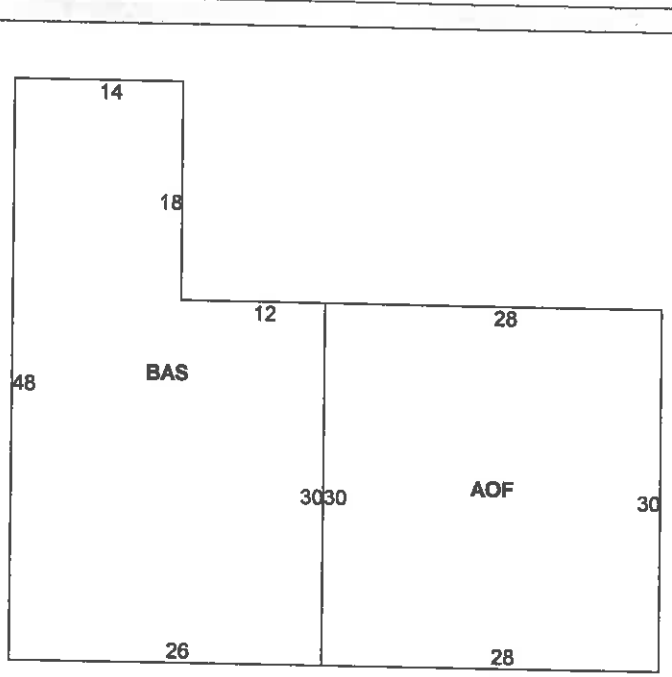
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
3300	Car Dealer Large	100

COST/MARKET VALUATION

Adj. Base Rate:	74.49
Section. RCN:	139,445
Net Other Adj:	0.00
Replace Cost	139,445
AYB	1960
EYB	1973
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	83,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SGN3	SIGN W/INT L			L	46	77.00	1985		0		50	1,800
LT1	LIGHTS INC 1			L	2	690.00	1985		0		50	700
PAV1	PAV ASPH			L	6,000	3.70	1985		0		25	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
AOF	Office, (Average)	840	840	840	74.49	62,572
BAS	First Floor	1,032	1,032	1,032	74.49	76,874
	Ttl. Gross Liv/Lease Area:	1,872	1,872	1,872		139,445

ABUTTERS LISTING for 107 MACY STREET 80/13 300 FT
AMESBURY, MA

AV PID	Map	Lot	Unit	Location	Owner's Name	Co_Owner's Name	Address	City	ST	Zip	Book/Page
2688	80	24		26 CLARKS RD	BOUCHER ROBERT J SR & DORIS E	THE BOUCHER FAMILY REVOCABLE T	26 CLARKS RD	AMESBURY	MA	01913	26346/ 116
2821	80	5		30 CLARKS RD	FOWLER P A/J C & R P PHELAN	C/O JEREMY SCHUTZ	30 CLARKS RD	AMESBURY	MA	01913	09271/0280
2628	80	1		284 ELM ST	TRUE HOMESTEAD LIMITED	C/O AMESBURY HOSPITALITY, LLC	41 BRIDLE RIDGE DR	NORTH GRAFTO	MA	01519	09703/0107
6897	79	6		100 MACY ST	CARRIAGETOWN MARKETPLACE LLC	C/O THOMSON PTS	PO BOX 52136	BOSTON	MA	02205	16768/ 416
2690	80	15		102 MACY ST	THREE-WAY REALTY, LLC		107 MACY ST	AMESBURY	MA	01913	25635/ 69
2672	80	16		103 MACY ST	THREE-WAY REALTY LLC		107 MACY ST	AMESBURY	MA	01913	25635/ 69
2639	80	2		108 MACY ST	108 MACY STREET	C/O MABARDY OIL	720 LAFAYETTE ROAD	SEABROOK	NH	03874	28331281
2689	80	17		109 MACY ST	ARC CAFEUSA001, LLC		5505 BLUE LAGOON DRIVE	MIAMI	FL	33126	32655/ 542

Parcel Count: 8

2688
BOUCHER ROBERT J SR & DORIS E TRS
THE BOUCHER FAMILY REVOCABLE
26 CLARKS RD
AMESBURY, MA 01913

2821
FOWLER P A/J C & R P PHELAN
C/O JEREMY SCHUTZ
30 CLARKS RD
AMESBURY, MA 01913

2628
TRUE HOMESTEAD LIMITED
C/O AMESBURY HOSPITALITY, LLC
41 BRIDLE RIDGE DR
NORTH GRAFTON, MA 01519

6897
CARRIAGETOWN MARKETPLACE LLC
C/O THOMSON PTS
PO BOX 52136
BOSTON, MA 02205

2690
THREE-WAY REALTY, LLC
107 MACY ST
AMESBURY, MA 01913

2672
THREE-WAY REALTY LLC
107 MACY ST
AMESBURY, MA 01913

2639
108 MACY STREET
C/O MABARDY OIL
720 LAFAYETTE ROAD
SEABROOK, NH 03874

2689
ARC CAFEUSA001, LLC
5505 BLUE LAGOON DRIVE
C/O BURGER KING CORPORATION
MIAMI, FL 33126

MEMORANDUM

TO: **Amesbury Planning Board**

FROM: **W. C. Cammett Engineering, Inc.**
Denis Hamel

RE: **Abutter to Amesbury Chevrolet**
103 Macy Street, Amesbury, Ma.

The abutter to Amesbury Chevrolet for Assessor's Map 80 Parcel 5 has recently changed. Attached is the current deed showing a transfer from Phelan Family Trust to Jeremy Schultz.

Please adjust the List of Abutters when notifying the abutters of the upcoming meeting.

Sincerely,
W. C. Cammett Engineering, Inc.

Denis M. Hamel
Project Manager

Title:M/Winword/2015/15008/agencyinterface/planningboard/15008memo Amesbury Planning Board 101315

SO.ESSEX #339 Bk:34254 Pg:435
07/29/2015 02:27 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/29/2015 02:27 PM
ID: 1078926 Doc# 20150729003390
Fee: $1,026.00 Cons: $225,000.00

MASSACHUSETTS QUITCLAIM DEED LONG FORM

PROPERTY ADDRESS: 30 Clarks Road, Amesbury, MA 010913

I, James C. Phelan, Trustee of the Phelan Family Trust, u/d/t dated November 3, 1987, and recorded with the Essex South District Registry of Deeds in Book 9271, Page 259

of Hampstead, Rockingham County, New Hampshire

for consideration paid, and in full consideration of Two Hundred twenty Five Thousand and 00/100 ($225,000.00) Dollars

grant to Jeremy Schutz, an unmarried man

of 30 Clarks Road, Amesbury, Essex County, Massachusetts 01913

with quitclaim covenants

the land in Amesbury, Essex County, Massachusetts being bounded and described as follows:

[Description and encumbrances, if any]

A certain parcel of land, with the buildings thereon, situated on the Northwesterly side of Clark Road, in said Amesbury, and being shown as Parcel A on a plan entitled "Plan of Land in Amesbury, Mass., as subdivided for Wilfred J. and Eugénie M. Desrochers", dated October 25, 1963, Chas. H. Morse & Son, Engineers, bounded and described as follows:

Beginning at an iron post on Clark Road at the junction of land now or formerly of Yeo Chevrolet Co., Inc; thence running

Along Clark Road South 49° 51' 20" West 174.16 feet to Parcel B on said Plan; thence turning and running

North 45° 09' 30" West along land as shown on said Parcel B 404.15 feet to land now or formerly of Yeo Chevrolet Co., Inc.; thence turning and running

Along said land now or formerly of Yeo Chevrolet Co., Inc. North 87° 03' 50" East 152.57 feet to an iron post at land now or formerly of Yeo Chevrolet, Co., Inc.; thence turning and running

South 55° 58' 10" East along said land now or formerly of Yeo Chevrolet Co., Inc. 322.56 feet to an iron post at Clark Road and the point of beginning; containing 1.14 acres, more or less.

This is not homestead property of the Grantors and there is no other person who can claim the benefit of the Massachusetts Homestead Act, M.G.L. c. 188.

Being the same premises conveyed to the grantor by deed of Patrick F. Phelan and Marilyn Phen dated November 3, 1987 and recorded with the Essex South District Registry of Deeds in Book 9271, Page 280.

Witness my hand and seal this 29th day of July, 2015.

James C. Phelan, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 29th day of July, 2015, before me, the undersigned notary public, personally appeared James C. Phelan, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

MARK LOUIS JANOS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Dec. 25, 2020

Notary Public: Mark L. Janos
My commission expires: 12-25-20

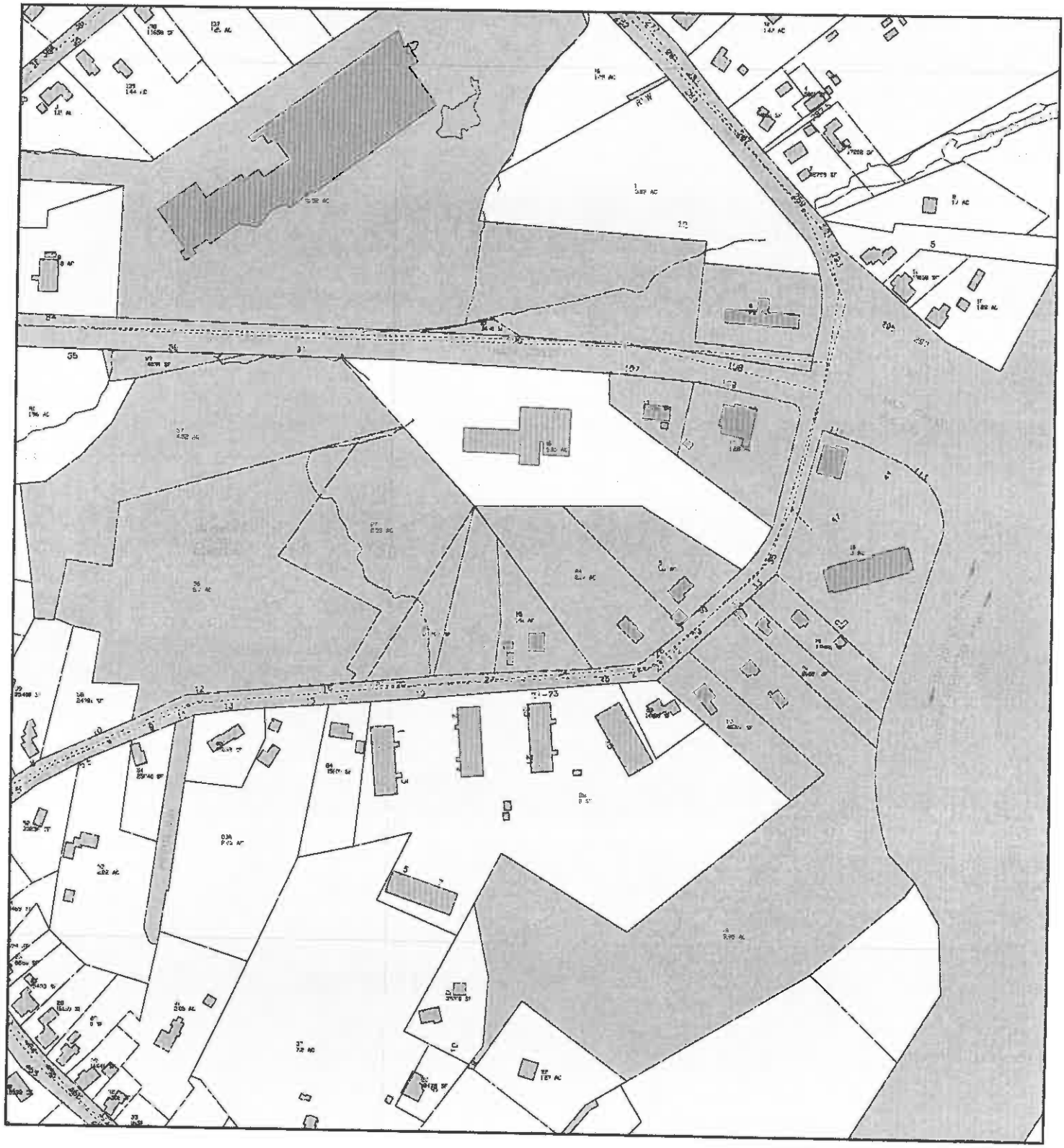
(Individual - Joint Tenants - Tenants in Common)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

F:\USR\Phelan\DeedMALong.wpd

103 MACY STREET 80/16 300 FT



Information on this Map is Compiled and Maintained for Assessing Purposes Only

GEOGRAPHIC INFORMATION SYSTEM
VISION APPRAISAL TECHNOLOGY

N

Property Location: 103 MACY ST

Vision ID: 2672 | Account # | **MAP ID: 80/ / 16/ /** | Bldg #: 1 of 1 | Bldg Name: | Sec #: 1 of 1 | Card 1 of 2 | State Use: 3300 | Print Date: 10/05/2015 15:12

CURRENT OWNER

THREE-WAY REALTY LLC

107 MACY ST

AMESBURY, MA 01913
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
2 Above Street	1 All Public	1 Paved	1 Urban
4 Rolling			5 Industrial

SUPPLEMENTAL DATA

Other ID:	00028 00000 0-26A	Use Change	
Sub-Div		Original Lot	
Spec.Cond.		NOTES	
OWNER OCCU	YES	STYLE	
ABC		CHAPTER L	
NUMBER	F98		
GIS ID: 2672		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	3300	1,132,900	1,132,900
COM LAND	3300	665,900	665,900
COMMERC.	3300	140,600	140,600
	Total	1,939,400	1,939,400

101
AMESBURY, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
THREE-WAY REALTY LLC	25635/ 69	05/03/2006	U	I	2,870,000	1C
LAWSON R YEO CHEVROLET INC	05036/0509	02/15/1963			0	
LAWSON R YEO CHEVROLET	4856/ 237	11/18/1961	U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	3300	1,081,700	2014	3300	1,081,700	2013	3300	1,040,600
2015	3300	665,900	2014	3300	665,900	2013	3300	658,000
2015	3300	140,600	2014	3300	140,600	2013	3300	53,900
	Total:	1,888,200		Total:	1,888,200		Total:	1,752,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

NOTES

W/LOT20-26A INC
AMESBURY CHEVROLET & VOLKSWAGEN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,055,100
Appraised XF (B) Value (Bldg)	77,800
Appraised OB (L) Value (Bldg)	140,600
Appraised Land Value (Bldg)	665,900
Special Land Value	0
Total Appraised Parcel Value	1,939,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,939,400

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
2012-132	09/12/2011	DE	Demolish	0	04/26/2012	100	04/26/2012	INTERIOR
59	08/15/2007	CM	Commercial	600	05/12/2008	100	05/12/2008	REPL SIGN FACE
547	06/22/2005	CM	Commercial	0	05/12/2008	100	05/12/2008	TEMPORARY BANNEI
01-320	01/22/2001	AD	Addition	0	06/11/2001	100	06/11/2001	SIGNS

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
4/26/2012			JD	BP	Building Permit
5/12/2008			TZ	EI	Exterior Inspection
3/13/2007			RD	00	Measur+Listed
6/11/2001			HF	BP	Building Permit
10/27/1998			MT	IR	Income Reconciliation

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	3300	Car Dealer Large	C		700	300	43,560	SF	3.36	1.00	A	1.0000	1.00	0400	1.75			5.88	256,100
1	3300	Car Dealer Large	C				1.50	AC	146,400.00	1.00	0	1.0000	1.00	0400	1.75			256,200.00	384,300
1	3300	Car Dealer Large	C				2.55	AC	10,000.00	1.00	0	1.0000	1.00		0.00			10,000.00	25,500
		Total Card Land Units:					5.05	AC	Parcel Total Land Area:		219,978 SF							Total Land Value:	665,900

Property Location: 105 MACY ST

Vision ID: 2672 | Account # | MAP ID: 80/ / 16/ / | Bldg #: 1 of 1 | Bldg Name: | Sec #: 1 of 1 | Card 1 of 2 | State Use: 3300 | Print Date: 10/05/2015 15:12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	27		Car Dealer
Model	94		Commercial
Grade	03		Average
Stories	2		
Occupancy	1		
Exterior Wall 1	15		Concr/Cinder
Exterior Wall 2			
Roof Structure	01		Flat
Roof Cover	04		Tar & Gravel
Interior Wall 1	01		Minim/Masonry
Interior Wall 2			
Interior Floor 1	03		Concr-Finished
Interior Floor 2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bldg Use	3300		Car Dealer Large
Total Rooms			
Total Bedrms	00		
Total Baths	2		
Heat/AC	02		HEAT/AC SPLIT
Frame Type	03		MASONRY
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	04		CEIL & MIN WL
Rooms/Prtns	02		AVERAGE
Wall Height	16		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

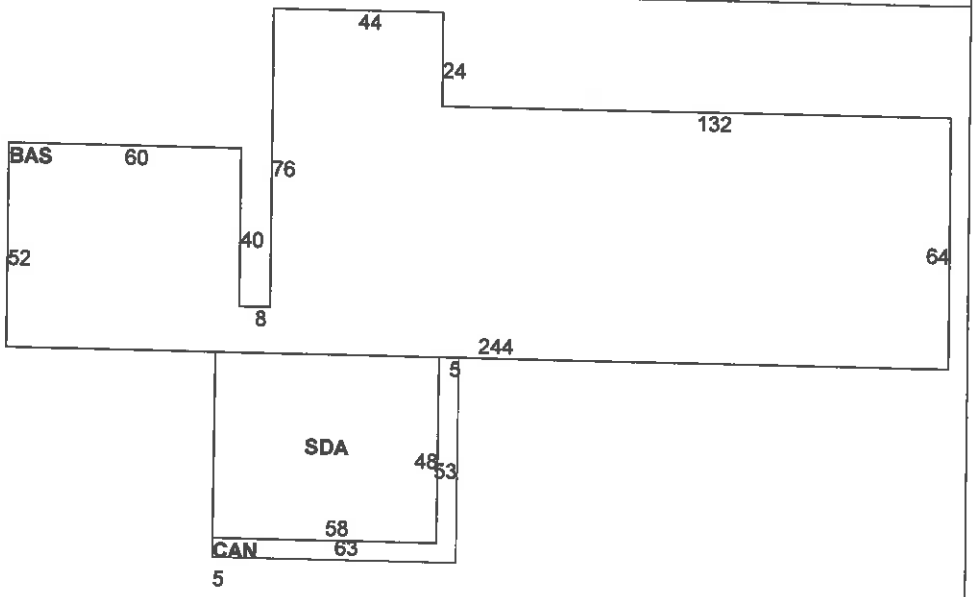
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
3300	Car Dealer Large	100

COST/MARKET VALUATION

Adj. Base Rate:	95.41
Section. RCN:	1,758,502
Net Other Adj:	0.00
Replace Cost	1,758,502
AYB	1962
EYB	1973
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	1,055,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAV ASPH			L	60,000	3.70	1985		0		50	111,000
LT2	LIGHTS INC 2			L	3	1,100.00	1980		0		50	1,700
SGN3	SIGN W/INT L			L	68	77.00	2001		0		70	3,700
FN3	FENCE CHN 6			L	500	20.00	1980		0		50	5,000
SGN3	SIGN W/INT L			L	164	77.00	2001		0		70	8,800
SGN3	SIGN W/INT L			L	84	77.00	2001		0		70	4,500
LT1	LIGHTS INC 1			L	6	690.00	1980		0		50	2,100
LT4	LIGHTS INC 4			L	4	1,900.00	1980		0		50	3,800
LFT1	LIFT LIGHT			B	13	2,700.00	1973		1		100	21,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	15,536	15,536	15,536	95.41	1,482,290
CAN	Canopy	0	555	111	19.08	10,591
SDA	Store Display Area	2,784	2,784	2,784	95.41	265,621
	Ttl. Gross Liv/Lease Area:	18,320	18,875	18,431		1,758,502

Property Location: 103 MACY ST
Vision ID: 2672

MAP ID: 80/ / 16/ /

Bldg Name:

Bldg #: 1 of 1 Sec #: 1 of 1 Card 2 of 2

State Use: 3300

Print Date: 10/05/2015 15:12

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
THREE-WAY REALTY LLC				
107 MACY ST				
AMESBURY, MA 01913				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00028 00000 0-26A

GIS ID: 2672 ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
		Total	1,939,400	1,939,400

101
AMESBURY, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
Total:			Total:			Total:		

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,055,100
Appraised XF (B) Value (Bldg)	77,800
Appraised OB (L) Value (Bldg)	140,600
Appraised Land Value (Bldg)	665,900
Special Land Value	0
Total Appraised Parcel Value	1,939,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,939,400

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value

Total Card Land Units: 0 SF Parcel Total Land Area: 219,978 SF

Total Land Value: 0

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
3300	Car Dealer Large	100

COST/MARKET VALUATION

Cost Trend Factor

No Photo On Record

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPR1	SPRINKLERS			B	22,000	0.80	1973		1		100	10,600
MEZ1	MEZZANINE '			B	2,080	8.00	1973		1		100	10,000
MEZ3	W/PARTITIOI			B	3,344	18.00	1973		1		100	36,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
	Ttl. Gross Liv/Lease Area:	0	0	0		1,758,502

2977
SALISBURY POINT CEMETERY ASSOC
C/O DUNCAN NOYES
4 BUTTONWOOD RD
AMESBURY, MA 01913

2675
DALTON ROBERT J
KERRI A DALTON
33 CLARKS RD
AMESBURY, MA 01913

2686
SALISBURY POINT CEMETERY ASSOC
C/O DUNCAN NOYES
4 BUTTONWOOD RD
AMESBURY, MA 01913

2673
CSMC 2007-C5 FFI HOTEL PORTFOLIO
C/O EASLEY,MCCALEB & ASSOCIATES,
2961 A HUNTER MILL ROAD #802
OAKTON, VA 22124

104959
BC REALTY TRUST
JOHN & ROBERT O CORMIER
64 SCHOOL ST
MERRIMAC, MA 01860

6897
CARRIAGETOWN MARKETPLACE LLC
C/O THOMSON PTS
PO BOX 52136
BOSTON, MA 02205

2692
SALISBURY POINT CEMETERY ASSOC
C/O DUNCAN NOYES
4 BUTTONWOOD RD
AMESBURY, MA 01913

2690
THREE-WAY REALTY, LLC
107 MACY ST
AMESBURY, MA 01913

2687
DONAHUE DANIEL J II
DEBRA M DONAHUE (JT)
22 CLARKS RD
AMESBURY, MA 01913

2824
THREE-WAY REALTY LLC
107 MACY ST
AMESBURY, MA 01913

2688
BOUCHER ROBERT J SR & DORIS E TRS
THE BOUCHER FAMILY REVOCABLE
26 CLARKS RD
AMESBURY, MA 01913

2639
108 MACY STREET
C/O MABARDY OIL
720 LAFAYETTE ROAD
SEABROOK, NH 03874

2677
ORNE ROBERT
EARL J & THERESA M DAY
27.5 CLARKS RD
AMESBURY, MA 01913

2689
ARC CAFEUSA001, LLC
5505 BLUE LAGOON DRIVE
C/O BURGER KING CORPORATION
MIAMI, FL 33126

2676
LEBLANC ROGER
14 MILL ROAD
IPSWICH, MA 01938

2642
TRUE HOMESTEAD LIMITED
PARTNERSHIP I
C/O H T SEARS / 33 PINE ST
EXETER, NH 03833

2821
FOWLER P A/J C & R P PHELAN
C/O JEREMY SCHUTZ
30 CLARKS RD
AMESBURY, MA 01913

2641
YEO CHEVROLET INC
P O BOX 607
AMESBURY, MA 01913

2825
JANCEWICZ JOHN
31 CLARKS RD
AMESBURY, MA 01913

ABUTTERS LISTING for 103 MACY STREET 80/16 300 FT
AMESBURY, MA

AV PID	Map	Lot	Unit	Location	Owner's Name	Co_Owner's Name	Address	City	ST	Zip	Book/Page
2977	79	56		12 CLARKS RD	SALISBURY POINT CEMETERY ASSOC	C/O DUNCAN NOYES	4 BUTTONWOOD RD	AMESBURY	MA	01913	
2686	80	27		18 CLARKS RD	SALISBURY POINT CEMETERY ASSOC	C/O DUNCAN NOYES	4 BUTTONWOOD RD	AMESBURY	MA	01913	
104959	80	25	A	20 CLARKS RD	BC REALTY TRUST	JOHN & ROBERT O CORMIER (TRUST	64 SCHOOL ST	MERRIMAC	MA	01860	33582/ 181
2692	80	26		20A CLARKS RD	SALISBURY POINT CEMETERY ASSOC	C/O DUNCAN NOYES	4 BUTTONWOOD RD	AMESBURY	MA	01913	09860/0437
2687	80	25		22 CLARKS RD	DONAHUE DANIEL J II	DEBRA M DONAHUE (JT)	22 CLARKS RD	AMESBURY	MA	01913	33434/ 55
2688	80	24		26 CLARKS RD	BOUCHER ROBERT J SR & DORIS E	THE BOUCHER FAMILY REVOCABLE T	26 CLARKS RD	AMESBURY	MA	01913	26346/ 116
2677	80	22		27.5 CLARKS RD	ORNE ROBERT	EARL J & THERESA M DAY	27.5 CLARKS RD	AMESBURY	MA	01913	13028/0561
2676	80	21		29 CLARKS RD	LEBLANC ROGER		14 MILL ROAD	IPSWICH	MA	01938	22443/ 401
2821	80	5		30 CLARKS RD	FOWLER P A/J C & R P PHELAN	C/O JEREMY SCHUTZ	30 CLARKS RD	AMESBURY	MA	01913	09271/0280
2825	80	20		31 CLARKS RD	JANCEWICZ JOHN		31 CLARKS RD	AMESBURY	MA	01913	21175/ 166
2675	80	19		33 CLARKS RD	DALTON ROBERT J	KERRI A DALTON	33 CLARKS RD	AMESBURY	MA	01913	18639/ 329
2673	80	18		37 CLARKS RD	CSMC 2007-C5 FFI HOTEL PORTFOL	C/O EASLEY,MCCALEB & ASSOCIATE	2961 A HUNTER MILL ROAD #	OAKTON	VA	22124	33588/ 511
6897	79	4		100 MACY ST	CARRIAGETOWN MARKETPLACE LLC	C/O THOMSON PTS	PO BOX 52136	BOSTON	MA	02205	16768/ 416
2690	80	15		102 MACY ST	THREE-WAY REALTY, LLC		107 MACY ST	AMESBURY	MA	01913	25635/ 69
2824	80	13		107 MACY ST	THREE-WAY REALTY LLC		107 MACY ST	AMESBURY	MA	01913	DOC 467006
2639	80	2		108 MACY ST	108 MACY STREET	C/O MABARDY OIL	720 LAFAYETTE ROAD	SEABROOK	NH	03874	28331281
2689	80	17		109 MACY ST	ARC CAFEUSA001, LLC		5505 BLUE LAGOON DRIVE	MIAMI	FL	33126	32655/ 542
2642	79	82		89 MACY ST	TRUE HOMESTEAD LIMITED	PARTNERSHIP I	C/O H T SEARS / 33 PINE E	EXETER	NH	03833	09703/0107
2641	79	57		91 MACY ST	YEO CHEVROLET INC		P O BOX 607	AMESBURY	MA	01913	27601/ 402

Parcel Count: 19

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED.

October 6, 2015

APPENDIX A

Stormwater Report

Stormwater Report Checklist

STORMWATER REPORT

Site Description

General

The 5.33 ± acre project site is located at 103 and 107 Macy Street in Amesbury, Massachusetts. It is situated in the Commercial and R-20 Residential zoning district. The site is developed with an automobile sales and service business with a wetland area bordering the southern side of the site. The wetland runs alongside the existing parking and access drive and discharges into the existing stormwater channel along Macy Street at the western end of the site. Slopes on the site are relatively gentle, averaging from 1% to 3% with a 3:1 slope up to "Burger King" at the eastern portion of the site. The upland portions of the site are mostly covered with bituminous paved parking and gravel areas used also for parking and access. See attached existing conditions plan for a more detailed description of topographic conditions.

Pre-Development Drainage Conditions

The site drains entirely to the western end of the site. Stormwater is collected from the the majority of the paved areas by a series of catch basins that discharge into the stormwater channel mentioned above. The stormwater flows from the existing building and the areas to the rea,r flow into the wetland swale and also discharges into the channel at the western end of the site. The stormwater runoff eventually flows to the Powwow River.

Project Description

Proposed Site Enhancements

The project consists of construction of a 16,000 SF addition to the existing building. The addition is entirely in the existing paved area. There is no increase in impervious area as a result of the proposed addition. The existing Detailing Shop in the standalone building at the east end of the site, abutting "Burger King" will be torn down as part of this project. There will a net decrease in impervious area after the existing standalone building and the paved areas around it are removed. See attached design plan for a more detailed description of proposed work.

Post-Development Drainage Conditions

The proposed re-development will decrease the impervious area on-site. The stormwater will utilize the majority of the existing drainage system. The proposed addition's roof slopes to the rear and stormwater will be collected with a gutter, downspouts, and subsurface collector drain pipe. A proposed Drain Manhole will be installed to collect the roof runoff as well as a proposed catch basin in the rear of the building. The new manhole will connect to the existing drain line and into the existing drainage system. Please see attached Stormwater Report Checklist and attachment. As under pre-development conditions, the flow eventually reaches the Powwow River.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

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

A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

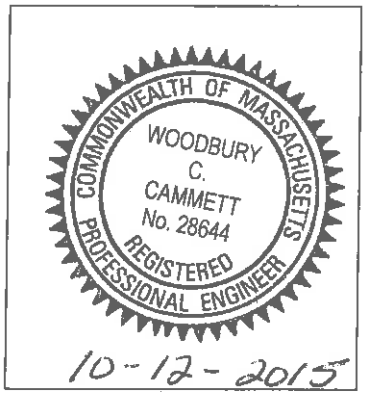
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☒ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☐ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☐ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs) NA

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas NA

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☒ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☒ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

ATTACHMENT TO CHECKLIST FOR STORMWATER REPORT

Three Way Realty Trust
103 and 107 Macy
Amesbury, MA

Standard 1: No New Untreated Discharges

This project does not involve the creation of any additional untreated stormwater discharge.

Standard 2: Peak Rate Attenuation

There is a reduction in the impervious areas onsite and the proposed construction will utilize the existing drainage system. There will be no increase in peak rate of flow offsite.

Standard 3: Recharge

No recharge is required for this project because the entire project lies within the paved surface. There is no increase in impervious area. Crushed stone beds will be constructed along a portion of the northerly and easterly side of the proposed addition. They will not function as a infiltration trench, however they will allow stormwater to infiltrate to some degree.

Standard 4: Water Quality

This project does not propose any activities during or post-construction that will impact water quality other than erosion/sediment control in which a plan has been prepared per Standard 8 requirements. A proposed catch basin in the rear of the building will be equipped with a hooded outlet to reduce the TSS in the stormwater flow that does not currently exist.

Standard 5: LUHPPL's

This project is not a use that generates higher potential pollutant loads.

Standard 6: Critical Areas

This project does not discharge to any critical area.

Standard 7: Redevelopment

The application is a redevelopment project.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan (CPPPESC Plan)

Prior to any activity, the silt sock will be installed between the work area and the wetlands to prevent sediment and debris from infiltrating into the wetlands during construction. This temporary erosion control will remain in place until all disturbed areas have been stabilized. During construction, the silt sock will be inspected each work day. Sediment buildup will be removed when one-half the sock height has been reached. The site contractor shall be responsible for inspection and maintenance of the erosion control devices. The silt sock will be removed once all disturbed areas have been permanently re-established with vegetation.

Standard 9: Operation and Maintenance Plan

This inspection and maintenance schedule has been prepared to ensure that the proposed Stormwater Management Facility functions as designed according to the Stormwater Management Policy issued by the Massachusetts Department of Environmental Protection. The Policy defines Stormwater Management Standards as guidelines for stormwater management. The Standards address water quality and quantity using non-structural measures, site planning, and Best Management Practices or BMP's. An inspection and maintenance schedule is necessary for the BMP's to continue to function properly and as designed.

During construction, stormwater management facilities will be inspected at least once bi- weekly and after every rainfall event of 0.5 in. or more. Stormwater Management Facility will be cleaned or maintained as required based upon inspection. The cleaning and maintenance of the BMP's, during construction includes removing trash and debris as well as ensuring that soil erosion is kept to a minimum. (See accompanying Erosion and Sediment Control Plan) The owner, Three Way Realty Trust, will be responsible for inspection and maintenance during construction.

After construction is complete and the site has been stabilized, the following BMP maintenance schedule is proposed.

BMP: **Catch Basins**

Location –Several locations in the parking and display area.

The catch basins shall be inspected after every major storm event during first 3 months of operation and twice a year thereafter. Manually remove trash, sands and silts twice per year as required. Estimated cost of annual maintenance is <$100

Standard 10: Prohibition of Illicit Discharges

An illicit discharge statement is provided.

APPENDIX B

Wetland Delineation Report

BASBANES WETLAND CONSULTING
39 Hardy St.
Dunstable, MA 01827
(978) 649-3839

Oct 6 2015

W.C. Cammett Engineering, Inc.
297 Elm Street
Amesbury, MA 01913

The following is a report on the delineation of the wetland resource areas on the property at 103 Macy St., Amesbury, MA done on July 13, 2015. The jurisdictional resource areas established in the Massachusetts Wetlands Protection Act and Amesbury Wetland Bylaw that are relevant to this site are 310 CMR 10:55 Bordering Vegetated Wetland.

Delineation Method
A wetland delineation is done by visual survey of topography, evidence of hydrology, and identification of plant species. A determination is made for each plant species as to their indicator status as referenced in the "National List of Plant Species that Occur in Wetlands", published by the Fish and Wildlife Service. The boundary of the wetland is then determined to be where 50% or more of the vegetation community consists of wetland indicator species with a status of FAC or wetter. Where there is a dominance of wetland plants species, evidence of hydrology is looked for, i.e. water stained leaves, drainage patterns, morphological adaptations, and hydric soils. Typically, hydric soils are determined by digging a pit 20" deep and observing the horizons for color and features. Determinations are made referencing "Field Indicators for Identifying Hydric Soils in New England" and color matched to the Munsell Soil Color Charts.

Flagging Series
The wetland resource area is defined by 1 flagging series: the #1A - #21A series. The delineation defines the edge of the resource areas of BVW. The site is disturbed due to development thus the edge of the wetland is basically the edge of pavement.

Vegetation
The upland side of the boundary is pavement in most areas. The vegetation along the wetland boundary consists of the following dominant species:

Maple, Red *Acer rubrum*	FAC
Arrowwood *Viburnum recognitum*	FAC
Highbush Blueberry *Vaccinium corymbosum*	FACW
Staghorn Sumac *Rhus typhina*	UPL
Speckled Alder *Alnus rugosa*	FACW+
Beggars Tick *Bidens frondosa*	FACW
Cattail *Typha latifolia*	OBL
Fern Sensitive *Onoclea sensibilis*	FACW
Giant Reed Grass *Phragmitis australis*	FACW
Goldenrod, Roughstem *Solidago rugosa*	FAC
Horsetail *Equisitum spp.*	FAC
Jewellweed *Impatiens capensis*	FACW

Purple Loosestrife *Lythrum salicaria*	FACW
Reed Canary Grass *Phalaris arundinacea*	FACW+
Soft Rush *Juncus effusus*	FACW

Soils
As referenced to the Soil Survey, the soils in this area are of the Deerfield series in the wetland area and Urban land on the remainder of the site. Soil probes were not necessary as the boundary was well defined by vegetation and topography

FEMA
The site does not lie within a flood zone

Rare Species

Under 310 CMR 10:59 Estimated Habitats of Rare Wildlife, any work proposed within an Estimated or Priority habitat shall be reviewed by the NHESP as well as the Conservation Commission. The site does not fall in part within a Natural Heritage Estimated and Priority Habitat PH 967 as referenced to the NHESP MassGIS website.

If you have any questions please do not hesitate to contact me. Thank you.

Sincerely,

Leah D. Basbanes

Leah D. Basbanes, M.A.
Wetland Consultant/Biologist

The wetland resource areas were delineated/reviewed in the keeping with the Massachusetts Wetland Protection Act and were done so to the best of our abilities. Considering all the variables (seasonal growth form of vegetation, soils conditions, topography, weather, etc.) involved in such an effort, please be advised that despite the best effort, no wetland delineation is considered definitive until verified and approved by the final issuing authority.

APPENDIX C

Long Term Pollution Prevention Plan

Long Term Pollution Prevention Plan

For:

Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913

Operator(s):

Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913

LTPPP Preparation Date:

October 2015

Job # 15008

Contact Information/Responsible Parties

Project Information:

Operator(s):
Three Way Realty Trust
103 Macy Street
Phone: (978) 388-9700

Project Manager(s) or Site Supervisor(s):
Brian Fecteau
Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913
Phone: (978) 388-9700
Email: bfecteau@aol.com

Emergency 24 hour contact:
Brian Fecteau
Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913
Phone: (978) 388-9700
Email: bfecteau@aol.com

1.2 Good Housekeeping Practices

Project Information:

a. Material Handling and Waste Management:

1. Dumpster is to be provided on-site for disposal of trash.

b. Hazardous Waste

1. Hazardous waste materials shall be stored in a dry area protected from precipitation. Hazardous waste materials will be disposed of in accordance with local, state and federal regulations. Hazardous waste material shall not be disposed of in on-site dumpsters.

2. The hazardous waste storage area shall be developed prior to hazardous materials being stored on the site.

3. The storage area will be inspected during the regular monitoring inspections required by the NPDES permit. MSD sheets for all materials shall be located on site.

c. Fertilizers and Pesticides and Herbicides

1. Fertilizer, pesticide, and herbicide should be used sparingly and to manufactures instruction and shall be stored in a dry area protected from precipitation. Emphasis should be given to using low nitrogen fertilizers and organic pesticides.

d. Pavement Sweeping

1. Pavement sweeping shall be performed quarterly and at least once in the spring and once in the fall. Pavement sweeping will remove accumulated sediment from the site and leaves, debris from the fall.

2. Pavement sweeping shall occur at least once in March and once in October.

3. Property owner or owner's maintenance contractor will be responsible for scheduling the activity each year.

e. Snow Removal Management

1. Snow stockpile areas are provided on-site at areas designated on the site plans.

2. D-icing compounds to be utilized on-site shall consist of $CaCl_2$ and calcium magnesium acetate (CMA).

3. Property owner or owner's maintenance contractor will be responsible for the snow and de-icing operations.

4. Snow shall not be plowed into stormwater management areas.

f. Stormwater Operation & Maintenance

OPERATION AND MAINTENANCE PLAN

FOR THE STORMWATER MANAGEMENT FACILITIES

Owner and Responsible Party for Drainage utilities, located on locus property, Operation and Maintenance Plan after completion of project:

Property Owner or Owner's Maintenance Contractor

Three Way Realty Trust has certified that the requirements have been read and understood and that Three Way Realty Trust will implement this Operation and Maintenance Plan. Three Way Realrt Trust is willing to provide the necessary financial backing to implement said plan.

__ **SEE ATTACHED LETTER**__ Signature **LETTER DATED 10/9/15** Date

Schedule for Inspection and Maintenance:

This inspection and maintenance schedule has been prepared to ensure that the proposed Stormwater Management Facility functions as designed according to the Stormwater Management Policy issued by the Massachusetts Department of Environmental Protection. The Policy defines Stormwater Management Standards as guidelines for stormwater management. The Standards address water quality and quantity using non-structural measures, site planning, and Best Management Practices or BMP's. An inspection and maintenance schedule is necessary for the BMP's to continue to function properly and as designed.

During construction, stormwater management facilities will be inspected once every seven days and after every rainfall event of 0.50 in. or more. Stormwater Management Facility will be cleaned/maintained as required based upon inspection. The cleaning and maintenance of all BMP's during construction includes removing sediment, replacing or repairing any damaged structure or pipe, and ensuring that soil erosion is kept to a minimum. (See accompanying Stormwater Pollution Prevention Plan - SWPPP) The property operator will be responsible for inspection and maintenance during construction.

After construction is complete and the site has been stabilized, the following BMP maintenance schedule is proposed.

BMP: **Catch basins**

Location – seven within parking lot areas

Catch basins shall be inspected for the first two years on a monthly basis. After the first two years a more suitable inspection schedule will be established based on use. The catch basin shall be cleaned of sediments and debris when build up of sediment reaches a depth of 12". The condition of the hood or outlet tee shall be inspected and replaced or repaired if necessary.
Estimated cost of annual maintenance is $500.

BMP: **Snow Removal Management**

Location – Parking lots and access drives

1. Generally, snow removal from the site will not be required. Snow stockpile areas are provided on-site at areas designated on the site plans.

2. D-icing compounds to be utilized on-site shall consist of $CaC1_2$ and calcium magnesium acetate (CMA).

3. Snow shall not be plowed into stormwater management areas. Snow removal shall be in accordance with Mass DEP Bureau of Resource Protection – Snow Disposal guidelines – No. BRPG01-01.

4. Snow shall be plowed into the area indicated on the plans for snow storage.

5. Accumulate sediment and debris shall be removed in the spring and disposed of in accordance with all local, state and federal laws and regulations.

6. Landscaped areas damaged by sediment removal shall be restored to original conditions.

1.3 Spill Prevention and Control Plan:

a. Spill Prevention Procedures

Spills will be contained and cleaned up immediately. All cleaning materials, rags, etc. shall be disposed of in a proper manner. Spill kits shall be provided on-site in areas easily accessible for personnel to access.

MSD sheets for all materials will be retained on-site in the construction trailer.

If a spill is found to be extensive, the appropriate authorities shall be notified for proper cleanup.

b. Illicit Discharges

All illicit discharges to the stormwater management system are prohibited. These discharges include, but are not limited to, wastewater, stormwater contaminated by contact with process waste, raw materials, toxic pollutants, hazardous substances, oil, or grease. To my knowledge, there are no existing illicit discharges on the site.

Three Way Realty Trust has certified that the illicit discharge statement has been read and understood that any illicit discharge to the stormwater management system is prohibited.

__ **SEE ATTACHED LETTER**__ Signature **LETTER DATED 10/9/15** Date

STREET SWEEPING LOG

Project Name: Amesbury Chevrolet

Project Location: 103 Macy Street, Amesbury, MA 01913

Owner: Three Way Realty Trust

SWEEP DATE	TYPE OF SWEEPER	LOCATIONS

INSPECTION AND MAINTENANCE CHECKLIST

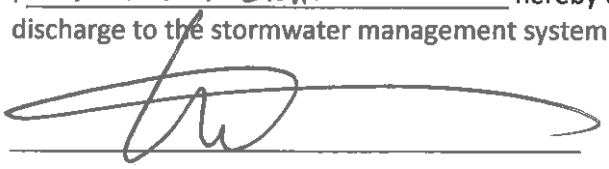
ITEM	DATE OF INSPECTION AND REQUIRED MAINTENANCE	MAINTENANCE TO BE PROVIDED / COMMENT	DATE MAINTENANCE COMPLETE
Catch basins			
Snow Storage Areas			

Inspected By:_____ Date:_____

ILLICT DISCHARGE STATEMENT:

All illicit discharges to any stormwater management systems are prohibited. These discharges include, but are not limited to, wastewater, stormwater contaminated by contact with process waste, raw materials, toxic pollutants, hazardous substances, oil, or grease.

I Brian Federer hereby certify that I have read and understand that any illicit discharge to the stormwater management system is **prohibited.**



10/9/15

Signature **Date**

October 19, 2015

City of Amesbury
62 Friend Street
Amesbury, Ma. 01913

To Whom It May Concern,

This letter is to verify that I'm in receipt of the Long Term Pollution Prevention Plan (LTPPP) that was approved by the City for the proposed addition and existing site and I acknowledge all the perpetual responsibilities and requirements of said plan. As the facility operator/manager and to the best of my ability, I intend to adhere to its Best Management Practices to prevent any stormwater contamination and control sedimentation and erosion.

Please let me know if you have any questions or require any further information regarding the above.

Yours truly,

Brian Fecteau
Trustee of Three Way Realty Trust

Title:M/Winword/2015/15008/agencyinterface/conservationcommission/15008lettertocityofamesbury 100915

APPENDIX D

Stormwater Pollution Prevention Plan (SWPPP)

Stormwater Pollution Prevention Plan

For:

Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913

Operator(s):

Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913

SWPPP Contact(s):

Denis Hamel
W.C. Cammett Engineering, Inc.
297 Elm Street, P.O. Box 329
Amesbury, MA 01913
Office Phone: (978) 388-2157
Office Fax: (978) 388-0428

SWPPP Preparation Date:

October 2015

Estimated Project Dates:

Start of Construction – January 2016
Completion of Construction – July 2016

Job # 15008

Table of Contents

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 Project/Site Information

Project Information:

Project/Site Name: *Amesbury Chevrolet*

Project Street/Location: *103 Macy Street*

City: *Amesbury* State: *Ma.* Zip Code: *01913*

County or Similar Subdivision: *Essex*

Latitude/Longitude

Latitude:	Longitude:
1. *42° 50 ' 46 "* N (degrees, minutes, seconds)	1. *70 ° 54 '* 32" W (degrees, minutes, seconds)
2. _ _ ° _ _ . _ _ ' N (degrees, minutes, decimal)	2. _ _ ° _ _ . _ _ ' W (degrees, minutes, decimal)
3. _ _ . _ _ _ _ ° N (decimal)	3. _ _ . _ _ _ _ ° W (decimal)

Method for determining latitude/longitude:

☐ USGS topographic map (specify scale: *1:24,000*) ☐ EPA Web site ☐ GPS

☒ Other (please specify): Google Earth

Is the project located in Indian country? ☐ Yes ☒ No

If yes, name of Reservation, or if not part of a Reservation, indicate "not applicable." _____

Is this project considered a federal facility? ☐ Yes ☒ No

NPDES project or permit tracking number: _____

(This is the unique identifying number assigned to your project by your permitting authority after you have applied for coverage under the appropriate NPDES construction general permit.)

1.2 Contact Information/ Responsible Parties

Project Information:

Operator(s):
Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913
Phone: (978) 388-9700

Project Manager(s) or Site Supervisor(s):
Brian Fecteau, Trustee
Three Way Realty Trust
103 Macy Street
Amesbury, MA 01913
(978) 388-9700
Email: bfect@aol.com

Stormwater Manager and SWPPP Contact(s):
Denis Hamel, CPESC
W.C. Cammett Engineering, Inc.
297 Elm Street
Amesbury, MA 01913
Phone: (978) 388-2157
Fax: (978) 388-0428
Email: dhamel@cammett.com

Local Authority Contact(s):
Board of Health
9 School Street
Amesbury, Ma. 01913
Ph – 978-388-8134
Fx – 978-388-7874

Conservation Commission
City Hall – 62 Friend Street
Amesbury, Ma. 01913
Ph – 978-388-8110 x317
Fx – 978-388-6727

Department of Public Works
39 South Hunt Rd

Amesbury, Ma. 01913
Ph – 978-388-8116
Fx – 978-388-1769

Planning Board
City Hall - 62 Friend Street
Amesbury, Ma. 01913
Ph – 978-388-8110 x312
Fx – 978-388-6727

Inspectional Services
9 School Street
Amesbury, Ma. 01913
Ph – 978-388-8129
Fx – 978-388-7874

This SWPPP Was Prepared By:
Denis Hamel, CPESC
W. C. Cammett Engineering, Inc.
297 Elm Street
Amesbury, Ma. 01913
Phone: 978-388-2157
Fax: 978-388-0428

1.3 Nature and Sequence of Construction Activity

Project Information:

- The proposed project is the construction of a 16,000 SF addition with associated parking and landscaping.

  Stormwater will be managed on-site utilizing the latest BMP Technology in accordance with Massachusetts DEP Stormwater Management Guidelines.

What is the function of the construction activity?

☐ Residential ☒ Commercial ☐ Industrial ☐ Road Construction

☐ Linear Utility

☐ Other (please specify): _____

Estimated Project Start Date: January 2016

Estimated Project Completion Date: July 2016

1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns

Project Information:

Soil Type(s):

- Slopes on the Site range from 3 to 33%. Vegetation on the Site is primarily grass with areas of scrub shrub. The majority of the uplans portion of the site is developed with buildings and paved areas.

Drainage Patterns

- Drainage patterns will generally remain unchanged between pre-development and post-development conditions.
- All stormwater flows overland to wetlands adjacent to the property.

1.5 Construction Site Estimates

Project Information:

The following are estimates of the construction site:

Construction Site Area to be disturbed	1.32 acres
Total Project Area	5.33 acres
Percentage impervious area before construction	60.0 %
Runoff coefficient before construction	N/A
Percentage impervious area after construction	59.2 %
Runoff coefficient after construction	N/A

1.6 Receiving Waters

Project Information:

Description of receiving waters:

Flow from the site flows to adjacent wetland system south of the site to an unnamed stream to the Powwow River.

Description of storm sewer systems:

Channels and culverts at Macy Street prior to the Powwow River.

Description of impaired waters or waters subject to TMDLs: *Not Applicable*

1.7 Site Features and Sensitive Areas to be Protected

Project Information:

Description of unique features and measures to protect them:

- The site has wetland systems adjacent to the Site that will be protected utilizing temporary erosion control devices, stormwater controls and weekly monitoring during the construction process.

1.8 Potential Sources of Pollution

Project Information:

Potentials sources of sediment to stormwater runoff:

- Site demolition
- Building, driveway and parking area grading operations
- Stormwater management grading operation
- Final site grading stabilization measures and landscaping
- Vehicle tracking

Potential pollutants and sources, other than sediment, to stormwater runoff:

POLLUTANT	*SOURCE*
Fertilizers	*Lawns/Landscaped Areas*
Pesticides	*Lawns/Landscaped Areas*
Petroleum Products	*Construction Equipment/Vehicles*
Solvents	*Building/Equipment Maintenance*
Asphalt	*Drive and parking Construction*
Construction Waste	*Site/Building Construction*
Sanitary Facilities	*Staging Area*

1.9 Endangered Species Certification

Project Information:

Are endangered or threatened species and critical habitats on or near the project area?

☐ Yes ☒ No

Describe how this determination was made: A review of the Massachusetts Natural Heritage Atlas 13th edition, October 1, 2008.

If yes, describe the species and/or critical habitat:

If yes, describe or refer to documentation which determines the likelihood of an impact on identified species and/or habitat and the steps taken to address that impact. (Note, if species are present on or near your project site, EPA strongly recommends that the site operator work closely with the appropriate field office of the U.S. Fish and Wildlife Service or National Marine Fisheries Service. Please contact a state or tribal official for concerns related to state or tribal listing of species.)

1.10 Historic Preservation

Project Information:

Are there any historic sites on or near the construction site?

☐ Yes ☒ No

- Describe how this determination was made:

  Review from Massachusetts Historical Commission on October 24, 2012.

- If yes, describe or refer to documentation which determines the likelihood of an impact on this historic site and the steps taken to address that impact.

1.11 Maps

Instructions:

- Attach at least two site maps. The first should show the undeveloped site and its current features. An additional map or maps should be created to show the developed site or the major phases of development, for more complicated sites.

These maps should include:

- ☐ Direction(s) of stormwater flow and approximate slopes before and after major grading activities
- ☐ Areas and timing of soil disturbance and areas that will not be disturbed
- ☐ Natural features to be preserved
- ☐ Locations of major structural and non-structural BMPs identified in the SWPPP
- ☐ Locations and timing of stabilization measures
- ☐ Locations of off-site material, waste, borrow, or equipment storage areas
- ☐ Locations of all waters of the U.S., including wetlands
- ☐ Locations where stormwater discharges to a surface water
- ☐ Locations of storm drain inlets
- ☐ Areas where final stabilization has been accomplished
- ☐ For more information, see SWPPP Guide, Chapter 3.C.

Project Information:

- Refer to Appendix for site maps.
  - EX-1
  - SP-1
  - GR-1
  - UT-1
  - DT-1
  - LS-1
  - SC-1

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

Project Information:

2.1 Minimize Disturbed Area and Protect Natural Features and Soil:

a. BMP Measures – Erosion Control Devices

1. The erosion control devices and fencing will be installed prior to construction beginning on the project site.
2. These BMP measures will be inspected during the regular monitoring inspection required by the NPDES permit.
3. The site contractor shall be responsible for maintenance.

b. BMP Measure – Topsoil Preservation

1. Topsoil will be stripped and stockpiled.
2. The stockpiles will be located at least one-hundred feet from sensitive wetland resource areas and will be encircled with silt fence.
3. The site contractor shall be responsible for maintenance.

2.2 Phase Construction Activity:

- Phase I

  The project will be constructed in one phase due to the small nature of the project.

2.3 Control Stormwater Flowing Onto And Through The Project:

a. BMP Measure –Catch basins

1. Catch basin shall be installed in all areas as indicated on the site plans. The basins will be constructed to the specific grade as detailed in the site plans.

2. The basins will be inspected during the regular monitoring inspections required by the NPDES permit.

3. The site contractor shall be responsible for maintenance.

2.4 Stabilize Soils:

a BMP Measure – Temporary Stabilization

1. When construction ceases for more than 30 days in areas of exposed soils, temporary stabilization shall be established by hydroseeding, mulching or installing erosion control blankets in these areas. Seeding shall be completed during the growing season to ensure proper establishment of vegetation.

2. The hydroseeding and or mulching will be conducted in areas where construction has ceased for more than 30 days.

3. The stabilization of these areas will be inspected during the regular monitoring inspections required by the NPDES permit.

4. The site contractor shall be responsible for maintenance.

b. BMP Measure – Permanent Stabilization

1. When construction is completed for each portion of the site, permanent vegetation and landscaping shall be completed utilizing hydroseeding methods, sod installation and/or vegetative plantings to stabilize exposed soils.

2. Permanent stabilization shall be completed as soon as possible, but no later than 14 days after the construction phase is completed.

3. The stabilization of these areas will be inspected during the regular monitoring inspections required by the NPDES permit.

4. The site contractors will be responsible for maintenance.

2.5 Protect Slopes:

a. BMP Measures – Loam/Seed

1. Disturbed/regraded slopes shall be loamed and seeded upon completion to final grade.

2. Slopes will be inspected during the regular monitoring inspections required by the NPDES permit.

3. The site contractor shall be responsible for maintenance.

2.6 Protect Storm Drain Inlets:

a. BMP Measures –Catch Basin Inlets

1. Geotextile fabric (Siltbags) shall be installed in the grate of the all catch basins that will capture runoff during construction.

2. Install fabric prior to construction in all existing catch basins and at time of installation of the proposed catch basin.

3. Inspect the fabric during the regular monitoring inspections required by the NPDES permit. Maintenance will include removal of accumulated sediment as is required to maintain clear openings.

4. Site contractor shall be responsible for maintenance.

2.7 Establish Perimeter Controls and Sediment Barriers:

a. BMP Measure – Silt Sock

1. The silt sock shall be installed as indicated on the plans. The silt sock will be installed with wooden stakes placed approximately at six foot intervals.

2. The silt sock shall be installed before site grading and land disturbing activities begin.

3. The silt sock will be inspected during the regular monitoring inspections required by the NPDES permit; with sediment removed when 1/3 sock height is reached.

4. The site contractor shall be responsible for maintenance.

2.8 Retain Sediment On-Site and Control Dewatering Practices:

a. BMP Measure – Dewatering Area

1. Proposed dewatering area as designated on site plans will be utilized as temporary sediment basins during dewatering activities during site development.

2. The dewatering area shall be constructed according the detail C on plan sheet EC-1.

3. The area will be inspected during the regular monitoring inspections required by the NPDES permit. Accumulated sediment in the basin shall be removed when the basin volume is ½ the original design volume. The perimeter control and embankments shall be repaired/upgraded as required.

4. The site contractor shall be responsible for maintenance.

2.9 Establish Stabilized Construction Exits:

a. BMP Measure – Stabilized Construction Exits

1. Stone bedding shall be installed at all construction exits from the site prior to existing paved areas. The stone bedding shall be a minimum 20 feet wide, 50 feet long and 6 inches thick. The stone shall be two inch crushed stone installed over a geotextile fabric.

2. The stone shall be installed prior to the beginning of construction and will remain in place until the initial course of pavement has been installed.

3. The stone shall be inspected during the regular monitoring inspection required by the NPDES permits. Additional stone shall be added to the exit as required to control tracking of sediment off-site. If the stone bedding no longer controls off-site tracking of sediment, the entire stone bedding shall be removed and replaced with clean stone.

4. The site contractor shall be responsible for maintenance.

2.10 Additional BMPs:

a. BMP Measure – Street Sweeping

1. Street sweeping will be conducted at the project entrance.

2. Street sweeping will occur as conditions dictate.

3. Collected sediment shall be disposed off-site at an approved landfill.

4. The site contractor shall be responsible for maintenance.

SECTION 3: GOOD HOUSEKEEPING BMPS

3.1 Good Housekeeping BMPs

Project Information:

a. Material Handling and Waste Management:

1. Dumpsters shall be provided on-site for disposal of trash and construction debris.

2. Dumpsters will be brought to the site at the start of construction, prior to the generation of solid waste materials.

3. Dumpsters will be inspected during the regular monitoring inspections required by the NPDES permit. Dumpsters will be emptied as necessary to control on-site solid waste.

4. The site contractor shall be responsible for maintenance.

b. Hazardous Waste

1. Hazardous waste materials shall be stored in a dry area protected from precipitation. Hazardous waste materials will be disposed of in accordance with local, state and federal regulations. Hazardous waste material shall not be disposed of in on-site dumpsters.

2. The hazardous waste storage area shall be developed prior to hazardous materials being stored on the site.

3. The storage area will be inspected during the regular monitoring inspections required by the NPDES permit. MSD sheets for all materials shall be located at the construction trailer.

4. The site contractor shall be responsible for maintenance.

c. Sanitary Facilities

1. Temporary sanitary facilities shall be provided on-site in convenient locations for construction personnel.

2. Temporary sanitary facilities shall be brought to the site at the start of construction.

3. The sanitary facilities shall be emptied at least once per week and at greater intervals dependent upon the use. Inspections will be conducted on a weekly basis for any evidence of leakage.

4. The site contractor shall be responsible for maintenance.

3.2 Establish Proper Building Material Staging Areas:

a. Building Material Staging Area

1. Staging areas shall be developed for storage of construction materials. Hazardous materials shall be stored in an area protected from precipitation.

2. Staging areas shall be developed prior to delivery to materials to the project site.

3. Storage areas shall be inspected during the regular monitoring inspections required by the NPDES permit.

4. The site contractor shall be responsible for maintenance.

3.3 Designate Washout Areas:

a. BMP Measure – Concrete Washout

1. Temporary concrete washout areas shall be constructed at locations identified on the site plans. The area will be constructed below grade approximately ten feet long, three feet deep and ten feet wide. The area will be lined with 10 mils thick plastic sheeting. Signage shall be provided identifying washout areas.

   Excess concrete and/or washout material from the concrete trucks shall be discharged to the washout area or disposed of off-site.

   Upon completion if need for the washout area, the hardened concrete shall be removed and disposed of, the area will be filled graded and stabilized.

2. The washout area will be constructed prior to the use of concrete materials.

3. The washout area will be inspected on a daily basis during concrete operations to ensure no tears in the plastic. The washout area must be cleaned out when the capacity of the area is reduced to 25% of available capacity.

4. Site contractor shall be responsible for maintenance.

3.4 Establish Proper Equipment/Vehicle Fueling and Maintenance Practices:

a. BMP Measure – Equipment/Vehicle Fueling and Maintenance

1. Construction equipment will be refueled on-site as required by a fuel delivery truck. Large quantities of fuel will not be stored on-site. Only minor vehicle/equipment maintenance will be conducted on-site, major repairs will be conducted off-site.

   Spill-cleanup materials and kits will be provided on-site at the materials storage area.

2. The above practices will be instituted at the start of on-site construction.

3. Construction equipment will be inspected on a weekly basis. Repairs will be made as necessary to fix leaks. Fuel storage area will be inspected during regular inspections as required by the NPDES permit.

4. Site contractor shall be responsible for maintenance.

3.5 Allowable Non-Stormwater Discharges and Control Equipment/Vehicle Washing:

a. BMP Measure – Vehicle Washing

1. There will be no vehicle washing on-site. All washing will be performed off-site.

3.6 Spill Prevention and Control Plan:

a. Spill Prevention Procedures

1. The project will contain no above ground or below ground fuel storage tanks. Equipment and vehicles will be refueled by a fuel delivery truck as required.

   Equipment/vehicle repairs and maintenance will occur offsite, except for minor repairs in order to minimize leaking fluids from vehicles and equipment.

   Hazardous materials will be stored in the staging area in proper containers and be protected from the weather.

   Spills will be contained and cleaned up immediately. All cleaning materials, rags, etc. shall be disposed of in a proper manner. Spill kits shall be provided on-site in areas easily accessible for personnel to access.

   MSD sheets for all materials will be retained on-site in the construction trailer.

2. The spill prevention procedures shall begin at the start of on-site construction.

3. Inspection and observation of these procedures will be conducted on a daily basis. Spills shall be immediately identified and the site supervisors shall be notified.

4. Project site supervisor will be responsible for implementation.

3.7 Any Additional BMPs:

a. Personnel Training

1. All construction personnel including general contractor, sub-contractors, etc. shall be informed of the Stormwater Pollution Prevention Plan, of its procedures and reporting methods.

   Notices and information shall be posted on-site.

2. Notification of the SWPPP shall take place on-site at the start of construction and periodically during the construction period to update the plan.

3. Project site supervisor shall be responsible for confirming the procedures are followed on a daily basis.

4. Project site supervisor shall be responsible for implementation.

3.8 Allowable Non-Stormwater Discharge Management

a. Subgrade Protection and Dewatering Plan

The Site Subcontractor is required to maintain stable-dewatered subgrades for foundations, pavements, and other concerned areas during construction. Subgrade disturbance may be influenced by excavation methods, moisture, precipitation, groundwater control, and construction activities. It is understood that the site soils (sandy silt) are considered highly moisture sensitive and will become weak or soft if exposed to wet conditions and construction activities without mitigation measures. The shallow groundwater or perched water will further impact stability. The Site Subcontractor should take precautions to reduce subgrade disturbance. Such precautions may include diverting storm runoff away from construction areas, reducing traffic in sensitive areas, limiting the extent of exposed subgrades (especially if inclement weather is forecast), prompt backfilling of footings, and maintaining an effective dewatering plan.

The Site Subcontractor shall follow the below dewatering plan to properly protect the bearing subgrades and to protect the adjacent wetlands from contaminated, turbid non-stormwater related discharges:

1. A protective base of ¾ inch minus crushed stone (encased in a geotextile filter fabric such as Mirafi 140N or equal) may be placed at least 10 inches below and laterally beyond the footing limits. Crushed stone shall also be used as structural fill in wet areas. The stone base is to protect the site soils, facilitate any necessary dewatering, and provide a dry/stable base upon which to progress foundation construction. The stone base shall be placed immediately upon exposure and tamped with a plate compactor until exhibiting stable conditions. The protective stone shall be necessary if wet conditions are present during construction.

2. Wet conditions (groundwater table, perched water and/or storm water) will need to be temporarily controlled during construction to complete work in dry conditions and protect the structural integrity of the subgrade. The groundwater table or puddled storm water should be continuously maintained at least one foot below construction grade until backfilling is complete. The groundwater is expected to be controlled with conventional sumps and pumps. The temporary sumps should be filtered with stone and fabric and extend at least 24 inches below construction grade. The footing trenches should have a positive slope towards the sumps. Adequate dewatering and storm water management are necessary for maintaining the competency of the site soils.

3. Stormwater is also expected to "puddle" given the low permeability of the site soils. The groundwater or puddled storm water are expected to be controlled with conventional filtered sumps and submersible pumps. An approximate 10 inch lift of ¾ inch minus crushed stone (protected with a geotextile filter fabric) should be placed atop the wet subgrades for protection and to facilitate

temporary dewatering. The subgrade should slope towards the temporary sumps. The sumps shall extend at least 24 inches below the construction grade and filtered with drainage stone.

4. The bearing subgrade should ultimately be stable, dewatered, protected from frost, and compact throughout construction. Bearing subgrades that become weak or disturb due to wet conditions are considered unsuitable for structural support. The Site Contractor shall ultimately be responsible for the means and methods of temporary groundwater control, subgrade protection, and site stability during construction. An engineer shall be scheduled to review the foundation subgrade conditions and preparation during construction.

5. You are prohibited from discharging ground water or accumulated stormwater that is removed from excavations, trenches, foundations, vaults, or other similar points of accumulation, unless such waters are first effectively managed by appropriate controls. Examples of appropriate controls include, but are not limited to, sediment basins or sediment traps, sediment socks, dewatering tanks, tube settlers, weir tanks, or filtration systems (e.g. bag or sand filters) that are designed to remove sediment. However, uncontaminated, non-turbid dewatering water can be discharged without be routed to a control. You must meet the following requirements for dewatering activities.

    a. Do not discharge visible floating solids or foam;

    b. Use and oil-water separator or suitable filtration device (such as a cartridge filter) that is designed to remove oil, grease, or other products if dewatering water is found to contain these materials;

    c. To the extent feasible, utilize vegetated, upland areas of the site to infiltrate dewatering water before discharge. In no case will surface waters be considered part of the treatment area;

    d. At all points where dewatering water is discharged, design and constructed stormwater conveyance channels to avoid unstabilized areas on the site and to reduce erosion, unless infeasible. Minimize erosion of channels and their embankments, outlets, adjacent streambanks, slopes, and downstream waters during discharge conditions through the use of erosion controls and velocity dissipation devices within and along the length of any constructed stormwater conveyance channel, and at any outlet to provide a non-erosive flow velocity;

    e. With backwash water, either haul it way for disposal or return it to the beginning of the treatment process; and

    f. Replace and clean the filter media used in dewatering devices when the pressure differential equals or exceeds the manufacturer's specifications.

g. Treatment chemical restrictions. There will be no use of treatment chemicals unless in an emergency. In an emergency it becomes necessary to use polymers, flocculants, or other treatment chemicals at your site, the Contractors shall reasonably comply to with the EPA's NPDES 2012 Construction General Permit requirements for the use of treatment chemicals.

b. Dust Control Watering

1. Watering to control dust will be implemented at the start of construction as weather conditions dictate. Specifically, during windy conditions, the site will be sprayed to control dust transport.

2. Site Contractor will be responsible for determining the frequency/necessity for spraying.

SECTION 4: SELECTING POST-CONSTRUCTION BMPs

4.0 Selecting Post-Construction BMP's

Project Information:

a. Snow Removal Management

1. Access drive and parking areas will be cleared and will be disposed in specific stockpile areas on site.

2. D-icing compounds to be utilized on-site shall consist of $CaCl_2$ and calcium magnesium acetate (CMA).

3. Property owner or owner's maintenance contractor will be responsible for the snow and de-icing operations.

b. Catch Basin Cleaning

1. Inspect silt and debris accumulation in sump of basins at least twice per year., Spring and Fall.

2. Remove debris and sits if volume blocks the outlet or the silt is greater than 12" deep.

3. Property owner or owner's maintenance contractor will be responsible for scheduling the activity each year.

SECTION 5: INSPECTIONS and MAINTENANCE

5.1 Inspections

Project Information:

a. Inspection Personnel

1. Denis Hamel. CPESC, will be responsible for site inspections related to this SWPPP. Inspections will be completed once every seven days and after each rainfall event greater than 0.50".

2. Emily Fredette, E.I.T., will be responsible for site inspections when Denis Hamel is unavailable.

b. Qualifications

1. Denis Hamel is a certified professional in erosion and sediment. He has over twenty five years of experience with stormwater regulations and has prepared over fifteen SWPPP's for construction sites.

2. Emily Fredette is a registered Engineer-In-Training. She has gained experience with stormwater regulations and has conducted inspectional services at several other sites.

c. Inspection Schedule and Procedures

1. The inspection schedule will be inspections once every seven days and after each rainfall event greater than 0.50." The inspections will confirm the project site is complying with the projects SWPPP.

2. Corrective measures will be identified during site inspections by Mr. Hamel or Ms. Fredette, a report will be prepared and submitted to the site's project manager, for implementing corrective measures within 24 hours. Refer to the appendix for sample inspection report.

Project Information:

5.2 Maintenance of Controls

a. Temporary stabilization

Hydroseed disturbed areas as soon as grading is complete in each phase. Inspect weekly.

b. Silt Sock.

Maintain in good condition and remove sediment when 1/3 the height of the sock is reached.

c. Stabilized Construction Entrance

Maintain stone in good condition and replenish as necessary to retain sediment on site.

d. Concrete Washout Area

Maintain good condition and clean out when the capacity of the area is reduced to 25% of available capacity.

e. Catch Basins

Maintenance will include removal of accumulated sediment as is required to maintain clear openings.

f. Goodhousekeeping BMP's

Maintain dumpsters, hazardous materials and sanitary facilities in clean, orderly fashion. Inspect during routine NPDES inspections.

5.3 Corrective Action Log

Project Name: Amesbury Chevrolet

Project Location: 103 Macy, Amesbury, MA

Owner: Three Way Realty Trust

DATE OF INSPECTION	INSPECTOR	BMP UPGRADE	CORRECTIVE ACTION

5.4 Pre-Development and Construction Phase Photographs

Project Name: Amesbury Chevrolet

Project Location: 103 Macy, Amesbury, MA 01913

Owner and Operator: Three Way Realty Trust

See Appendix F

SECTION 6: Recordkeeping and Training

6.1 Recordkeeping

GRADING, CONSTRUCTION ACTIVITY, STABILIZATION LOG

Project Name: Amesbury Chevrolet

Project Location: 103 Macy Street, Amesbury, MA 01913

Owner: Three Way Realty Trust

ACTIVITY DATE	DESCRIPTION OF ACTIVITY	DATE OF GRADING COMPLETION	DATE OF STABILIZATION	LOCATIONS

6.2 Log of Changes to the SWPPP

LOG OF CHANGES TO THE SWPPP

Project Name: Amesbury Chevrolet

Project Location: 103 Macy Street, Amesbury, MA 01913

Owner: Three Way Realty Trust

CHANGE NUMBER	DESCRIPTION OF CHANGE	DATE OF CHANGE	CHANGE PREPARED BY

6.3 Training

Individual Responsible for Training:

- Denis Hamel, CPESC; W.C. Cammett Engineering, Inc.

Training Description:

Provide general training and awareness training for contractors and subcontractors on-site outlining BMP descriptions, maintenance requirements and illicit discharge prevention. Training to include notification process for informing appropriate parties when and where stormwater problems occur and mitigating measures to be undertaken.

Note all training sessions on Training Log in the Appendix.

SECTION 7: FINAL STABILIZATION

a. BMP Description – Seeding/Landscaping

1. Permanent vegetative cover will be established upon the completion of construction (i.e. site grading) within 14 days by hydroseeding. Hydroseeding and planting of landscape features shall occur during the growing season to ensure vegetation will establish prior to winter months.

   Loamed and seeded areas shall be protected from washout by mulching or other acceptable slope protection measures until vegetation begins to grow.

   Loaming and seeding shall be an on-going process to minimize areas of exposed soil conditions.

   After the areas of the site are stabilized, accumulated sediment and erosion control devices can be removed and disposed at an off-site location.

SECTION 8: CERTIFICATION AND NOTIFICATION

Project Information:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Brian Fecteau, Title: Trustee

Signature: _____ Date: _____

SWPPP APPENDICES

Attach the following documentation to the SWPPP:

App A - General Location Map

App B - Site Maps and Details

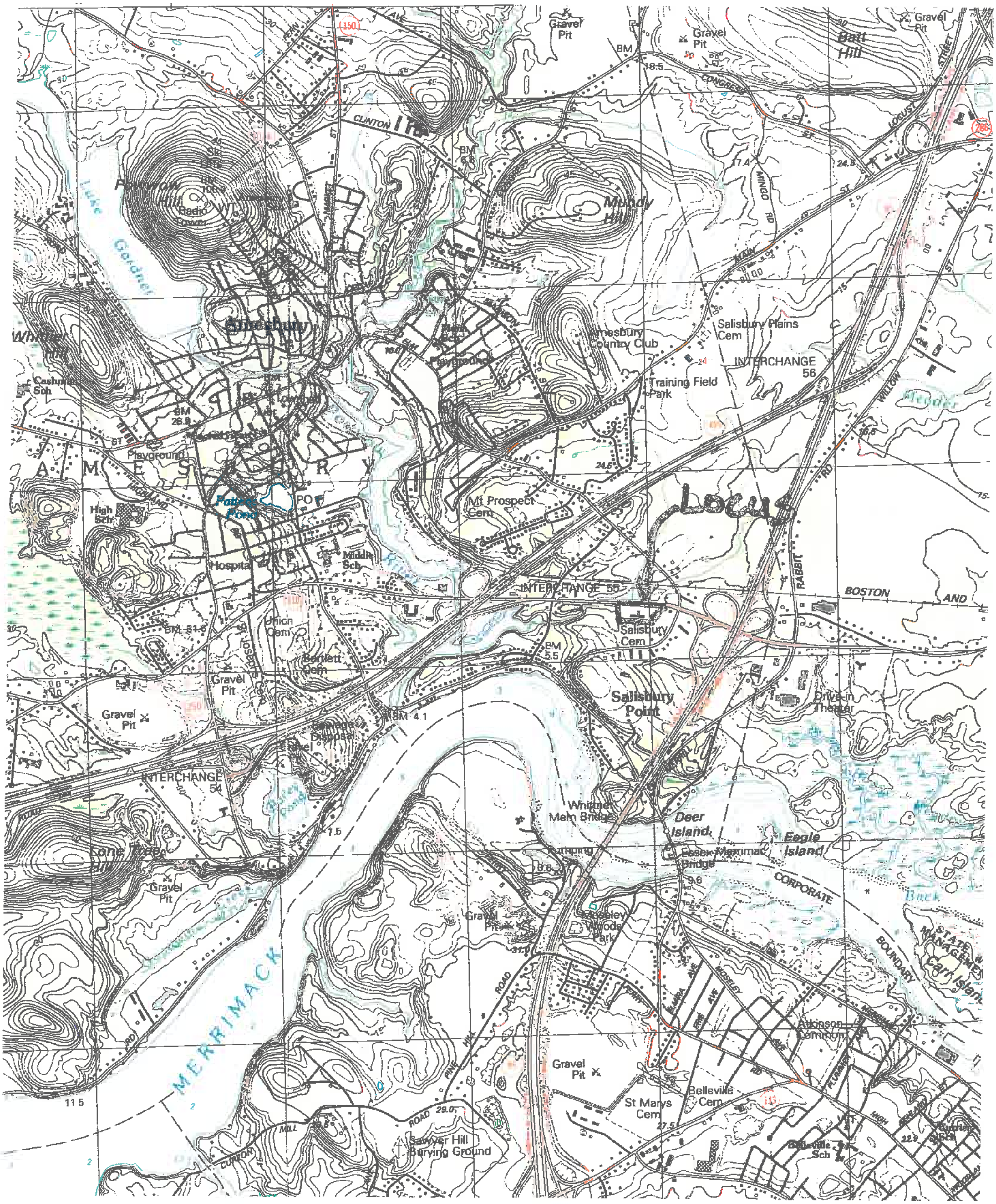
App C - Copy of NOI and acknowledgement letter from EPA/State (Insert Prior to Construction)

App D - Inspection Reports

App E – Pre-Development Photographs

APPENDIX – B

SITE MAPS


Locus
Amesbury
AMESBURY
Lake Gardner
Powwow Hill
Ski Area
Radio Tower
Whittier Hill
Mundy Hill
Bailey Hill
Amesbury Country Club
Salisbury Plains Cem
INTERCHANGE 56
Training Field Park
Mt Prospect Cem
INTERCHANGE 55
Salisbury Cem
BOSTON AND
Playground
Pattens Pond
High Sch
Hospital
Middle Sch
PO
Union Cem
Bartlett Cem
Gravel Pit
Sewage Disposal
INTERCHANGE 54
Lone Tree Hill
Salisbury Point
Drive-in Theater
Whittier Mem Bridge
Deer Island
Eagle Island
Essex-Merrimac Bridge
CORPORATE BOUNDARY
Moseley Woods Park
MERRIMACK
Atkinson Common
St Marys Cem
Belleville Cem
Sawyer Hill Burying Ground
Carr Island
CLINTON ST
CONGRESS ST
MAIN ST
MINGO RD
RABBIT RD
CURZON MILL ROAD
PINE HILL ROAD

Appendix -A

EROSION CONTROL INSPECTION CHECKLIST

ITEM	DATE OF INSPECTION AND REQUIRED MAINTENANCE	MAINTENANCE TO BE PROVIDED / COMMENT	DATE MAINTENANCE COMPLETE
Silt Sock			
Catch Basins			
Dewatering area			

Inspected By:_____ Date:_____

Appendix - D

APPENDIX – E

SITE PHOTOS

① Looking Northwest at Macy Street

② Looking West at Intermittent Channel

(3) Looking East

(4) Looking South

(5) Looking west at existing Building

(6) Looking west along rear of existing Building

(7) Looking West at edge of flagged BVW along rear of Exist. Bldg.

(8) Looking East Towards Clark Road at edge of BVW

(9) Looking West at east end of Exist. Bldg and Parts delivery area.

(10) Looking South west at Front of Existing Building

October 9, 2015

City of Amesbury
62 Friend Street
Amesbury, Ma. 01913

To Whom It May Concern,

This letter is to verify we are in receipt of the Stormwater Pollution Prevention Plan (SWPPP) that was approved by the City for the proposed addition to our existing facility and we acknowledge all the site operator's activities to prevent stormwater contamination and control sedimentation and erosion to comply with the requirements of the Clean Water Act.

Please let me know if you have any questions or require any further information regarding the above.

Respectfully,

Brian Fecteau
Trustee of Three Way Realty Trust

Title:M/Winword/2015/15008/agencyinterface/conservationcommission/15008letterCOA100915