

***ELDREDGE SURVEYING
& ENGINEERING, LLC***

1038 Main Street
Chatham, Massachusetts 02633

REQUEST FOR AMENDED ORDER OF CONDITIONS

September 13, 2017

Town of Chatham
Conservation Commission
261 George Ryder Road
Chatham, MA 02633

Re: Order of Conditions dated (issued) April 12, 2017
Marianne B. Harris, applicant/owner
211 Countryside Drive
Assessors ID 6I-18-N17
DEP file # **SE 10-3191**

Dear Commissioners:

On behalf of my client, Marianne B. Harris, owner of the subject property, I request the commission to consider the amendment of the current Order of Conditions for the above referenced project.

The applicants would like to modify the approved plans in the following ways:

1. They would like to increase the proposed bedroom addition by about 2' and install a bay window. This increases the footprint by about 56 S.F. As the basement underneath is a walkout, this is an elevated addition. The applicants have designed the addition to be cantilevered which will not require the relocation of the approved foundation.
2. The applicants would like the Commission to consider allowing some of the deck to remain. Approximately 170 S.F. of deck that was previously proposed to be removed is now proposed to remain.

3. The applicants have decided that the breezeway portion of the addition should also include another exterior means of egress. Given the elevation, this will be a slightly elevated deck. The proposal is to remove the approved stairs and incorporate stairs from the driveway to the front door in this access. The proposed deck and stairs are approximately 60 S.F. in area and about 35 S.F. of approved improvements are being sacrificed.
4. For mitigation, the applicants are now proposing a Land Management Plan for the non-native, invasive plant species located on the bank.

Enclosed please find the following:

- Twelve- (12) copies of **Proposed Conditions Plan** (Sheet 2 of 2) dated 03-06-2017, revised 09-13-2017;
- Twelve-(12) copies of the **Land Management Plan** dated September 13, 2017;
- Twelve-(12) copies of the **Special Conditions** pages from the original Order of Conditions;
- Twelve-(12) copies of **GIS Map** showing the location of the property;
- Copy of **Certified abutters' List**;
- Copy of **Notice of Public Hearing/ "Notification to abutters"**;
- Copy of **U.S. Postal Service Certified Mail Receipts** for notification of all abutters; and
- Check made payable to the Town of Chatham in the amount of **\$70.00** for advertising and local filing fee.

It is my understanding that the Commission will review this matter at their hearing on **September 27, 2017**.

Thank you in advance for your attention to and consideration of this request. Should you have any questions, please contact me.

Very truly yours,

***ELDREDGE SURVEYING
& ENGINEERING, LLC***

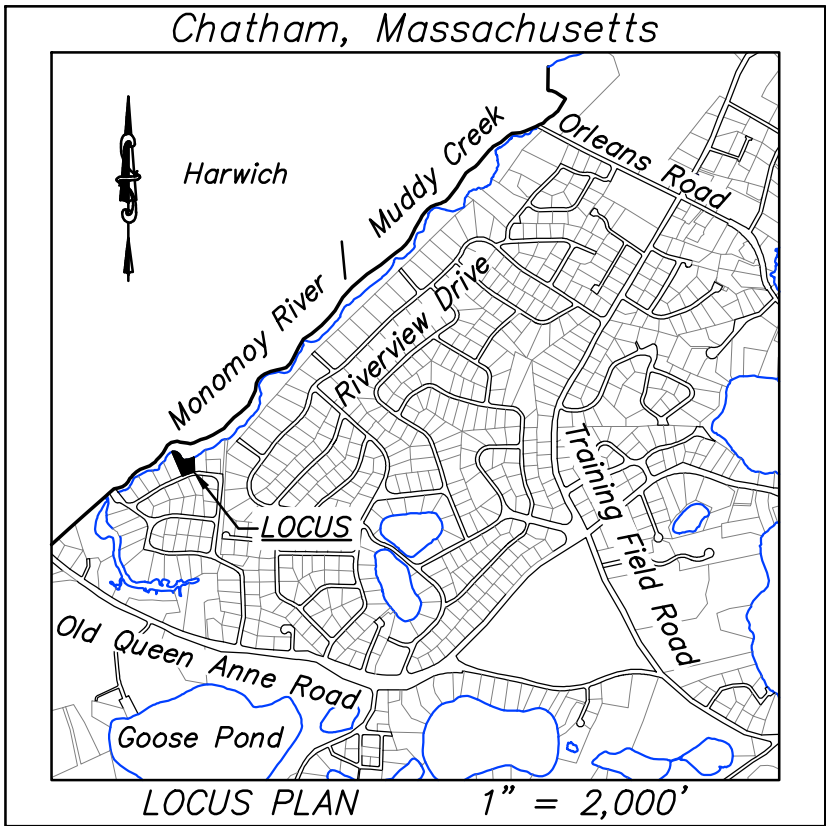
J. Thaddeus Eldredge, PLS

JTE/mse

Enclosures

Copy: Marianne B. Harris
DEP

Y:\Clients\Harris, Marianne 4656\Conservation\Amended Order of Conditions\01 LOT Amended Order of Conditions 2017-09-13.doc



Notes

1. The topographic information depicted hereon is based on the North American Vertical Datum of 1988 (NAVD '99).
2. The existing planimetric features are based on a ground lidar survey, aerial lidar survey and the aerial topographical maps prepared for Chas. H. Sells for the Town of Chatham in 2000.
3. The applicant prepared plans and obtained an Order of Conditions from the Chatham Conservation Commission, DEP SE 10-3191, recorded at the Barnstable County Registry of Deeds in Deed Book 30457, Page 103. The applicant has revised her plans for the application to the Zoning Board of Appeals. Descriptions of 'Approved' and 'Future' structures have been added based on the status of said structures with Conservation.

Conservation Areas			
No Disturb Area	Existing	Proposed	Net Change
Total Area	26,940 S.F.±	26,940 S.F.±	0 S.F.±
Buildings	1,890 S.F.±	2,310 S.F.±	420 S.F.±
Hardscape	200 S.F.±	130 S.F.±	-70 S.F.±
Pervious Hardscape	960 S.F.±	610 S.F.±	-350 S.F.±
Landscape / Lawn	3,660 S.F.±	3,660 S.F.±	0 S.F.±
Natural	20,230 S.F.±	20,230 S.F.±	0 S.F.±
Future Deck and Addition		250 S.F.±	250 S.F.±
Future Landscape / Lawn		3,410 S.F.±	-250 S.F.±

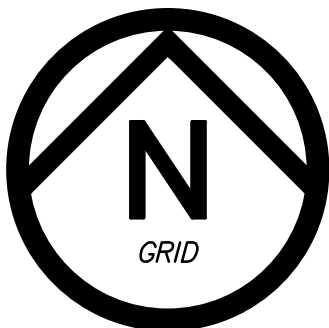
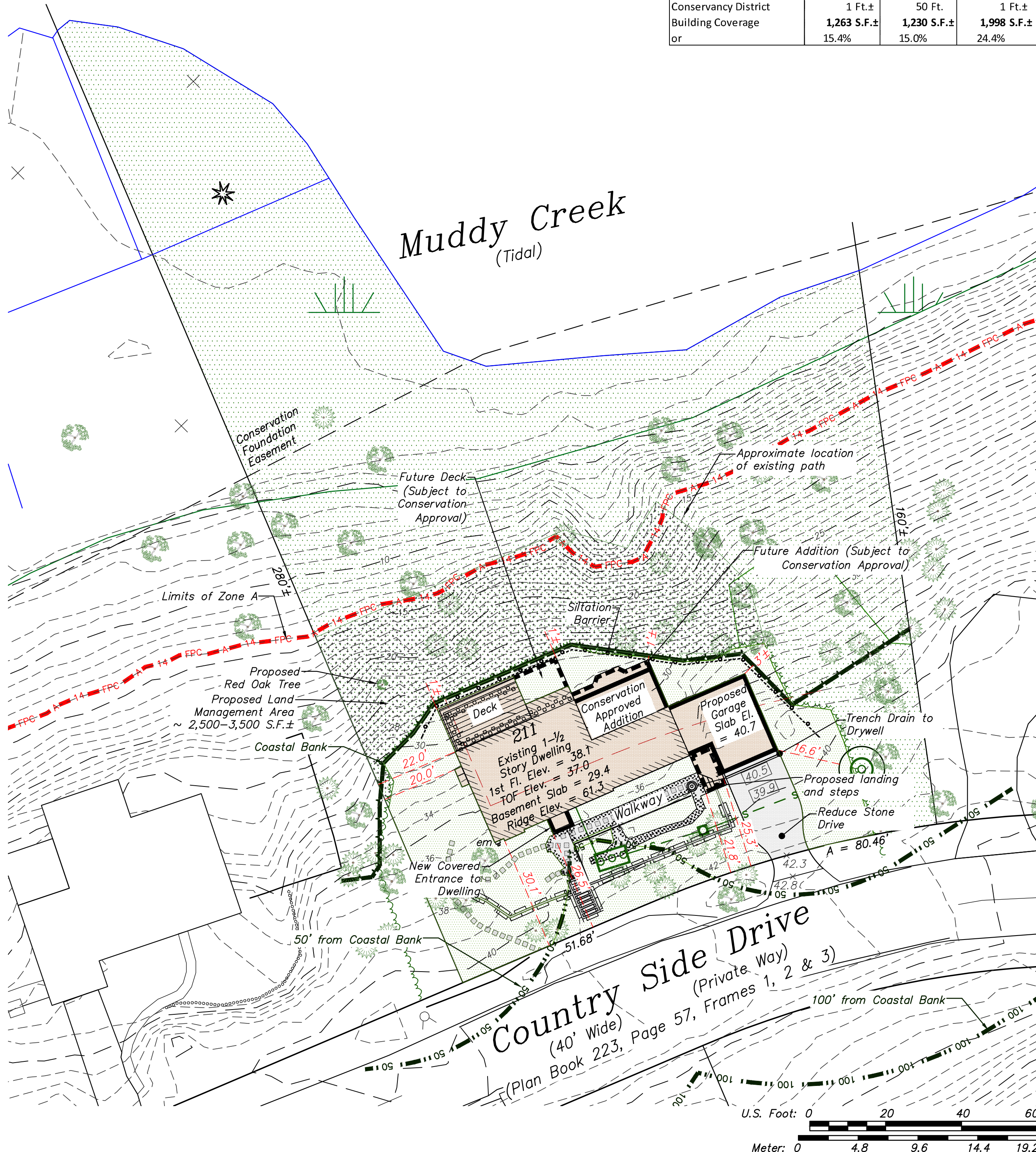
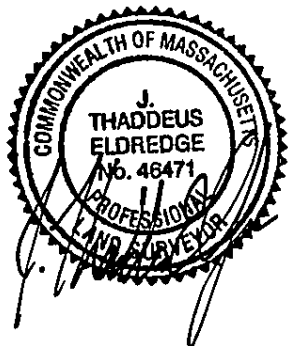
Adjacent Upland Resource Area			
Area	Existing	Proposed	Net Change
Total Area	500 S.F.±	500 S.F.±	0 S.F.±
Buildings	0 S.F.±	0 S.F.±	0 S.F.±
Hardscape	40 S.F.±	40 S.F.±	0 S.F.±
Pervious Hardscape	60 S.F.±	60 S.F.±	0 S.F.±
Landscape	400 S.F.±	400 S.F.±	0 S.F.±
Natural	0 S.F.±	0 S.F.±	0 S.F.±

Zoning Compliance Table			
Zone	R-60 (Residential)		
	Existing	Required	Proposed
Lot Area	27,500 S.F.±	60,000 S.F.±	27,500 S.F.±
Buildable Upland	8,200 S.F.±	20,000 S.F.±	8,200 S.F.±
Frontage	132.14 Ft.	150 Ft.	132.14 Ft.
Front Yard Setback	30.1 Ft.	40 Ft.	30.1 Ft.
Side and Rear Yard Setback	20.0 Ft.	25 Ft.	20.0 Ft.
Conservancy District	1 Ft.±	50 Ft.	1 Ft.±
Building Coverage	1,263 S.F.±	1,230 S.F.±	1,998 S.F.±
or	15.4%	15.0%	24.4%

Assessors' ID: 6I-18-N17

OWNER OF RECORD:

Marianne B. Harris and William H. Bakeman
Deed Book 29,574, Page 296
Plan Book 223, Page 57, Lot 17



PROPOSED CONDITIONS

211 Country Side Drive, Chatham (Northwest), Massachusetts		Date
Rev. #	Description of Revision	
1	Removed remnant patio from under deck to be removed	03-21-2017
2	Added front step and proposed future deck	07-07-2017
3	Added proposed future addition	08-07-2017
4	Added Land Management Area	09-13-2017

MARIANNE HARRIS

ELDRIDGE SURVEYING
& ENGINEERING, LLC

1038 Main Street, Chatham, MA; (508) 945-3965; Fax: (508) 945-5885

Date: 03-06-2017
Scale: 1" = 20'
Project No.: C-4656-01.0

Sheet No.:

2 of 2

***ELDREDGE SURVEYING
& ENGINEERING, LLC***

1038 Main Street
Chatham, Massachusetts 02633

Land Management Plan

September 13, 2017

**211 Countryside Drive
Marianne B. Harris**

The coastal bank on the subject property contains a mix of native and non-native plant species from the property line to a path. The non-native invasive plant species include bittersweet, vine honeysuckle, English ivy and porcelain berry. The land management plan will include the removal of the invasive plant species, stabilization of the slope, assessment of the remaining native plant species and the planting of additional native plants.

Non-native invasive removal, general procedure:

Bittersweet and Porcelain Berry– In the fall, the plants will be just about flush cut and wiped with triclopyr-based herbicide.

Vine Honeysuckle – In the late fall, the plants will be just about flush cut and wiped with a glyphosate-based herbicide.

English Ivy – The plants are to be mechanically removed.

Other non-native plant species were not observed. The contractor is to review deviations to this protocol with the agent prior to implementing a substantial change.

Stabilization of the Slope:

As the non-native plants are removed, the contractor will stabilize the slope with biodegradable erosion control matting seeded with creeping red fescue or conservation mix grasses. Temporary low flow spray irrigation is to be added and used sparingly. The grasses are to be viewed and additional seed is to be added to ensure coverage.

Every fall, the area will be viewed and all non-native, invasive sprouts shall be treated in the above described manner.

Assessment of the Native Plant Species:

After the first phase of invasive removal (in the late fall), the site will be viewed with the agent to determine the appropriate number of plants to restore the slope without overplanting the area.

Planting of Native Plant Species:

During the spring following a fall viewing of the area when it is determined that most of the non-native invasive plants have been eradicated, the native plants shall be added. The exact number of plants will be determined by the contractor and the agent prior during the assessment. It can be documented that there will be at least one large tree planted (Red Oak or otherwise) to replace an oak lost several years ago. Otherwise, the plant list includes the following:

Species Name	Common Name	Opt. Size	Spacing
Low Shrubs			
Viburnum acerifolium	maple-leaved arrowwood	3'	5' o/c
Medium Shrubs			
Clethra alnifolia	sweet pepperbush	1 gallon	4' o/c
Ilex glabra	inkberry	5 gallon	4-5' o/c
Ilex verticillata	winterberry	2-4' 3 gallon	4-6' o/c
Myrica pensylvanica	northern bayberry	2 gallon	4' o/c
Vaccinium corymbosum	highbush blueberry	2 gallon	6-8' o/c
Viburnum cassinoides	witherod viburnum	2 gallon	6' o/c
Viburnum nudum	smooth witherod	2 gallon	6' o/c
Tall Trees			
Quercus rubra	northern red oak	2.5-3" c	25' o/c

Additions, changes or other modifications to this list can be made with the approval of the Conservation Agent and or Conservation Commission. It is expected that there will be at least 30 plants planted.



SE 10-3191
CWP17-035N

File Number

TOWN OF CHATHAM CONSERVATION COMMISSION

Findings on Application filed under the
Chatham Wetlands Protection Bylaw, Chapter 272

Issuance Date

APPLICANT: Marianne B Harris & William H Bakeman

ADDRESS: 211 Countryside Dr

Chatham MA 02633

OWNER:

(If other than applicant)

ADDRESS:

April 12, 2017

LOCATION of WORK: 211 Countryside Dr Assessors' Map 6-I Parcel N17

Property recorded at the Registry of Deeds or Land Court in Barnstable County:

29574 296
certificate (if registered land) plan book page

After public hearing in accordance with the Open Meeting Law (MGL Ch 39, s23B) closed on
March 22, 2017, the Chatham Conservation Commission, in accordance
with the Town of Chatham Wetlands Protection Bylaw (Ch 272) finds:

☒ **Permit is granted;**
work may proceed subject to the attached Special Conditions

☐ **Permit is denied;**
see attached explanation

Chatham Conservation Commission:

[Signature]
[Signature]
[Signature]
[Signature]

[Signature]
[Signature]
[Signature]

signed by 6 of 7 Commissioners

TOWN OF CHATHAM - ORDER OF CONDITIONS
Massachusetts Wetlands Protection Act G. c. 131 § 40
Town of Chatham Wetland Bylaw and Regulations

Address: 211 Country Side Drive; MAP 6I- Parcel 180-N17
CWP 17-035N; DEP file no. SE 10-3191
Marianne B. Harris and William H. Bakeman, Applicants

SUPPORTING DOCUMENTS

- A. Notice of Intent Application; NOI Wetlands Fee Transmittal fee form and copies of checks for payment of state and local filing fees
- B. Locus Maps: USGS Map; Assessors Map; FIRM Map (effective July 16, 2014); and street directions to project site
- C. Site Access Authorization Form, dated NOI Checklist, dated DEM Wetlands Map
- D. Certified Abutter List; copy of Abutter Notification Letter, proof of abutter notification and affidavit of service
- E. Project Narrative, dated March 7, 2017, provided by Eldredge Surveying & Engineering, LLC
- F. Notice of DEP File Number
- G. Memo from the Department of Community Development dated March 17, 2017 regarding the March 22, 2017 Conservation Commission Agenda.
- H. **Final Plan:** "Proposed Conditions" dated March 6, 2017 and revised March 21, 2017, at 211 Country Side Drive, prepared by Eldredge Surveying & Engineering, LLC, Scale 1"=20', signed and stamped by J. Thaddeus Eldredge, PLS stamp # 46471.
- I. Draft Order Findings and Special Conditions prepared by the Commission

Property Description

The project site is a 27,500 square foot lot located on the banks of Muddy Creek. Almost the entire site is within the 0 to 50 foot buffer zone and the "No Development Zone" (NDZ). The property is currently developed with a single family dwelling, deck and patio.

Project Description

The project consists of the following improvements:

1. Upgrading the front entry to a stoop (step with roof).
2. A garage mostly within the current driveway. The garage will be above the first floor level and will require a transition inside the house. The floor plans have only been sketched but this configuration will allow for an interior run of stairs or an interior ramp to enable better access into the house.
3. An additional room at the first floor level to remedy the lost bedroom due to the plans for the ramp. This room will be constructed on piles and will have a minimal foundation under it (sonotubes or a subgrade frost wall).
4. A portion of the existing deck to be removed. The patio block beneath the deck will be relocated to under the proposed room.
5. The existing site features including the driveway, walkway and exterior stairs will be removed or reduced with the resultant developed area within the 0-50 NDZ to be the same as current conditions.

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Resource Areas

Resource areas on site include: Land Subject to Coastal Storm Flowage (Town of Chatham Wetland Bylaw and Regulations Sections 2.10), Salt Marsh (310 CMR 10. 32 and the Town of Chatham Wetland Bylaw and Regulations Sections 2.06), Land Under Water Bodies (310 CMR 10. 56 and the Town of Chatham Wetland Bylaw and Regulations Sections 3.03), Land Containing Shellfish (310 CMR 10. 34 and the Town of Chatham Wetland Bylaw and Regulations Sections 2.08) and the Pleasant Bay Area of Critical Environmental Concern.

Findings

1. The Commission finds that the property is on a steep bank bordering saltwater 'Muddy Creek'.
2. The Commission finds that there is minimal change proposed to the front door entry.
3. The Commission finds that the proposed garage is mostly within the existing driveway.
4. The Commission finds that an 8 foot wall and infill is required as a foundation for the back of the garage, but there is no alternative for providing a garage on the site, and the extra coverage is compensated elsewhere.
5. The Commission finds that a first floor deck will be removed and replaced with a bedroom built on piles.
6. The Commission finds that another portion of the first floor deck will be removed along with patio blocks beneath it.
7. The Commission finds that the net result is to accommodate the needs of the occupant with no net change in coverage in the NDZ.
8. The Commission finds that all the work is within the NDZ but is not expected to have an impact on vegetation and wildlife.
9. As a result, the Commission finds this project can be permitted and a variance granted subject to the following special conditions. To the extent that these conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

APPROVAL: The Commission finds the project can be permitted and a variance granted subject to the following conditions. To the extent that these conditions modify or differ from the

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plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

PERMIT CONDITIONS

I. General

1. This Order of Conditions is subject to the applicant obtaining all applicable local and state permits.
2. The applicant shall furnish the contractor with a copy of this Order. The applicant shall assure that all contractors, subcontractors and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Order resulting from failure to comply with its conditions.
3. Any further construction or site alteration beyond the work limit within 100 feet of the resource area is subject to prior approval by the Conservation Commission.
4. The Commission, its employees and agents shall have the right of entry to inspect for compliance with the terms of this Order until a Certificate of Compliance has been obtained and recorded at the Barnstable Registry of Deeds. Commission members or their agent may acquire any information, measurements, photographs, observations and/or materials or may require the submittal of any data or information deemed necessary by this Commission for that evaluation.
5. This **Order of Conditions is valid for three years** under the local Wetlands Protection Bylaw and three years under MGL Ch. 131, s 40. Application for an extension shall be submitted in writing to the Conservation Commission at least thirty days prior to the expiration date, and if approved will be valid for one year and may be applied for a total of three times.
6. The Commission reserves the right to amend this Order of Conditions prior to completion of construction, after a legally advertised public hearing, if plans or circumstances are changed or if new conditions or information so warrant.
7. The location of the foundation shall be confirmed by a licensed engineer or land surveyor before the structure is framed and an as-built submitted to the Commission.
8. Upon completion of the project the applicant shall submit a written request for a Certificate of Compliance to the Commission.

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9. The request for a Certificate of Compliance shall include:
 - a. A written statement from a Massachusetts registered professional engineer certifying that the work has been conducted as shown on the plan and documents referenced above, as conditioned by the Commission.

AND

- b. An "as-built" plan that indicates dwelling, hardscape, and distance to the resource areas, including final contours, shall be prepared and signed and stamped by a Massachusetts registered professional engineer or land surveyor for the file.
10. Compliance with the Order shall not be met until the Applicant has applied for and received a Certificate of Compliance from the Commission. Applicants shall apply for a Certificate of Compliance within 2 months of completion of the project or within 2 months of the expiration date of the Order of Conditions, whichever is sooner. No new Order may be filed for a project on the same property where an outstanding Order of Conditions exists until such time as the Certificate of Compliance has been requested and approved on the outstanding order of Conditions whether it has expired or is still in effect.
11. This Order of Conditions shall be deemed not to have been complied with until the Certificate of Compliance has been recorded in the Barnstable County Registry of Deeds. **A copy of this Order of Conditions shall be retained on the site and visibly displayed until a Certificate of Compliance has been obtained and recorded.**
12. Under no conditions will the operation of equipment, stockpile of soil, cutting, clearing or pruning of trees, shrubs or ground cover or other site disturbances take place on the wetland side of the no-work line without prior consent of the Commission.
13. The "applicant" as used in this Order of Conditions shall refer to the owner, any successor in interest or successor in control of the property referenced in the Notice of Intent, supporting documents and this Order of Conditions. The Commission shall be notified in writing within 30 days of all transfers of title of any portion of property that take place prior to issuance of a Certificate of Compliance.
14. The Approved Plan for this Order of Conditions does not constitute specific acceptance of the boundaries of resource areas for any work not described in item 6 of the corresponding Notice of Intent. For any such work not described as per the provisions above, the Commission may require new plans/and or delineation of resource areas, as it deems appropriate.

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15. **Failure to comply with the CONDITIONS as listed shall be cause to revoke this permit and/or issue and subject to fines.**

II. Standard Conditions

A. Pre□construction

1. All activities involved with this project shall be conducted in a manner that avoids alteration to vegetation, beach and bank and, where it is unavoidable, the alteration shall be minimized.
2. The project shall be implemented only by a consultant / contractor who, on the basis of his/her qualifications, expertise, and documented experience in such projects, is found acceptable to the Agent/Commission. The Commission reserves the right to interview the prospective contractor / consultant prior to making its determination.
3. Prior to any site disturbance, the limit of work and foundation stakes for the project shall be refreshed as necessary by the surveyor/engineer to reflect the approved plan. The engineer shall submit a memo to the Commission stating that this has been done.
4. Prior to any site disturbance, a pre□construction meeting will be held with the responsible contractor, engineer, applicant and Commission/Agent to review the Order of Conditions and the work protocol. *Please call for an appointment at least one week in advance.*
5. **If applicable** prior to any site disturbance and to the pre□construction meeting, all sedimentation controls (i.e. straw bales at the work limit) shall be in place and ready for inspection at the time notice is sent. Once notified, the Commission/Agent may conduct a pre□construction inspection of the site and instruct the applicant of any preliminary modifications necessary for compliance with the Order of Conditions.
6. **Prior to any work commencing, a sign shall be visibly displayed on the site showing the DEP or local file number and shall remain so until the issuance of a Certificate of Compliance. A copy of this Order of Conditions shall be retained on the site and visibly displayed until a Certificate of Compliance has been obtained and recorded.**
7. **Notice of work start and completion shall be given to the Commission in writing.** The applicant shall advise the Commission of the name(s) and telephone number(s) of the person(s) responsible on site for compliance with this Order.

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8. **Prior to any work commencing**, the contractor(s) shall sign and submit the signed form acknowledging their understanding of this Order of Conditions to the Conservation Commission for the record.
9. **DISCLAIMER CONDITION:** By issuing this permit, the Commission in no way makes a determination of property rights or the legal ability of the applicant to undertake this project. In all cases, the applicant proceeds with the project at his/her own peril in this regard.

B. Excavation and Site Disturbance

1. Clearing of naturalized vegetation/grubbing out of the work site within 100 feet of the wetland resource area(s) may not occur after April 1 or before September 1. Projects must be planned accordingly.
2. If applicable, in areas subject to wind, construction fencing shall be erected along the limit of work to aid in the capture of any windblown debris.
3. All excavated material not needed for backfill or new contours will be removed from the site.
4. Debris, including litter, shall be picked up daily. No debris of any sort will be left on the site. Debris shall be disposed of in a covered dumpster.
5. No herbicides of any sort shall be used on the site for the purposes of construction.
6. All disturbed areas shall be revegetated with approved material as soon as possible during and after construction.
7. In disturbed areas where the grade is steep, erosion control matting is to be installed; if the area is to be exposed for longer than two months, it shall be seeded with perennial rye for stability during construction.
8. Machinery, when not in use, shall be parked in manner not to interfere with public access and periodically checked for oil and hydraulic fluid leaks and spills daily during and before use of the heavy equipment. Any leaks and/or spills are to be immediately reported to the Commission and the Chatham Fire Department HAZMAT unit.

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9. Washing of equipment/tools shall be done OFF-SITE or handled in a manner approved by the Agent, however in no case shall concrete or masonry debris be left on the site.
10. Cleaning of paintbrushes shall be done OFF-SITE or within containers that will be removed from the site; cleaning of brushes or disposal of paints or cleaning fluids on the site is prohibited.
11. There shall be no discharge or spillage of fuel, oil or other pollutants on to any part of this site. The applicant shall take all reasonable precautions to prevent the release of pollutants through ignorance, accident or vandalism.

C. Drainage and Re-Vegetation

1. Where possible, roof runoff shall be allowed to percolate down through the soils from the surface using best management practices for handling stormwater and as approved by the Commission/Agent. At no time may roof runoff be directed over a bank to a wetland resource.
2. Grading shall be accomplished so that runoff shall not be directed to the property of others without mitigation as described in the project plans. This project shall not increase runoff, nor cause flood or storm damage to abutters, other property owners or the wetland resource area.
3. Disturbed areas shall be revegetated with natural flora of proven value to local wildlife.
4. Invasive plant species, as may appear on the current list of the Chatham Conservation Commission, shall not be planted on the site (SEE www.IPANE.org)
5. If soils are disturbed for longer than two months, a temporary cover of rye or other grass should be established to prevent erosion and sedimentation. If the season is not appropriate for plant growth, exposed surfaces shall be stabilized by other appropriate erosion control measures, firmly anchored, to prevent soils from being washed by rain or flooding.
6. If an irrigation system is installed, it shall conform to the design standards of the Water Department. If connected to town water, a permit shall be obtained from the Water Dept. and a copy submitted to the Commission prior to issuance of a Certificate of Compliance.

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7. All disturbed areas, slopes and proposed landscape areas shall be loamed and seeded or stabilized through the use of erosion control blankets or other approved means. All disturbed areas will be graded, loamed and seeded prior to November 1 of each year, if possible. No disturbed areas or stockpiled material will be left unprotected or without erosion controls during the winter.
8. Loaming and seeding shall occur within (5□30) days of final grading. Barren areas shall be stabilized by seeding if work on the project is interrupted for more than 90 days, unless the 90days are in the winter. If this condition should occur, the applicant shall request a determination from the Commission as to whether seeding or an alternative measure should be taken.
9. Dumping Prohibited: There shall be no dumping of leaves, grass clippings, brush, or other debris within the wetland or on the bank or within the buffer zone to the wetland resource area.



- Places - Town
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Places - MA
- Lighthouse
 - Community Health Cent
 - Hospital
 - Three Nautical Mile Line
- Buildings (Current)
- Buildings
 - Buildings
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Line
- MA Towns Opaque
- Bathymetry
- 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- MASTERS STREET LIST DPV
- Water Bodies

MUDDY CREEK

RIVERVIEW DRIVE

COUNTRY-SIDE DRIVE

DUCK-MARSH-LANE

HEATHERWOOD-LANE

The data shown on this site are provided for informational purposes only. The Town of Chatham does not warrant the accuracy of the data, and is not responsible for the misuse or misrepresentation of the data.

0 300 600 ft

Printed on 03/06/2017 at 12:43 PM

REQUEST FOR ABUTTERS' LIST

DATE REQUESTED

August 30, 2017LOCATION OF
SUBJECT PROPERTY211 Country Side DriveREQUEST FOR ABUTTERS
WITHIN **HOW MANY** FEET
OF SUBJECT PROPERTY100'PURPOSE FOR
ABUTTERS' LISTConservationNAME OF PERSON(S)
REQUESTING ABUTTERS'
LISTGail Eldredge
PLEASE PRINT

SIGNATURE

Gail Eldredge

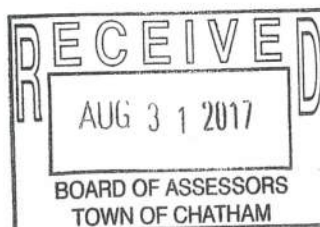
TELEPHONE NUMBER

508 945-3965

508 945-3550

FOR ASSESSORS' USE ONLYABUTTERS' LIST
COMPLETED BY:*AR*

DATE COMPLETED

*8/31/17*PARCEL ID OF SUBJECT
PROPERTY*6I/ - 8/1/17*



TOWN OF CHATHAM, MA
BOARD OF ASSESSORS
549 MAIN STREET CHATHAM MA 02633

Abutters List Within 100 feet of Parcel 6I/18/N17/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6105	6I-17-N16-0-R	LAURA FINKELSTEIN REVOCABLE TRUST LAURA FINKELSTEIN TRUSTEE	201 COUNTRY SIDE DR	272 CANDLEWYCK DR	NEWINGTON	CT	06111
6106	6I-18-N17-0-R	HARRIS MARIANNE B & BAKEMAN WILLIAM	211 COUNTRY SIDE DR	211 COUNTRY SIDE DR	CHATHAM	MA	02633
6107	6I-19-N18-0-R	RYHN JANIS	225 COUNTRY SIDE DR	225 COUNTRY SIDE DR	CHATHAM	MA	02633
6112	6I-23-N23-0-R	FISHBACK ROBERT E & SARAH C	220 COUNTRY SIDE DR	220 COUNTRY SIDE DR	CHATHAM	MA	02633
6113	6I-24-N24-0-R	SHAW KELLY R & NICHOLE R TE	204 COUNTRY SIDE DR	204 COUNTRY SIDE DR	CHATHAM	MA	02633
6114	6I-25-N25-0-R	REISSLER RICHARD W & ELIZABETH R T/E	190 COUNTRY SIDE DR	PO BOX 92938	SOUTHLAKE	TX	76092



6I-17-N16-0-R

LAURA FINKELSTEIN REVOCABLE TRUST
LAURA FINKELSTEIN TRUSTEE
272 CANDLEWYCK DR
NEWINGTON, CT 06111

6I-18-N17-0-R

HARRIS MARIANNE B & BAKEMAN WILLIAM
211 COUNTRY SIDE DR
CHATHAM, MA 02633

6I-19-N18-0-R

RYHN JANIS
225 COUNTRY SIDE DR
CHATHAM, MA 02633

6I-23-N23-0-R

FISHBACK ROBERT E & SARAH C
220 COUNTRY SIDE DR
CHATHAM, MA 02633

6I-24-N24-0-R

SHAW KELLY R & NICHOLE R TE
204 COUNTRY SIDE DR
CHATHAM, MA 02633

6I-25-N25-0-R

REISSLER RICHARD W & ELIZABETH R T/E
PO BOX 92938
SOUTHLAKE, TX 76092



***ELDREDGE SURVEYING
& ENGINEERING, LLC***

1038 Main Street
Chatham, Massachusetts 02633

Notice of Public Hearing

To:

Laura Finkelstein Revocable Trust
Laura Finkelstein Trustee
272 Candlewyck Drive
Newington, CT 06111

Richard W. and Elizabeth R. Reissler
PO Box 92938
Southlake, TX 76092

Kelly R. and Nichole R. Shaw
204 Country Side Drive
Chatham, MA 02633

Robert E. and Sarah C. Fishback
220 Country Side Drive
Chatham, MA 02633

Janis Ryhn
225 Country Side Drive
Chatham, MA 02633

From: J. Thaddeus Eldredge, PLS

Date: September 13, 2017

Subject: Assessor ID: 6I-18-N17; **211 Country Side Drive**
Marianne B. Harris and William H. Bakeman, Owners/Applicants

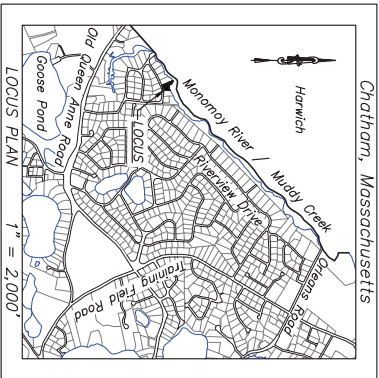
The Chatham Conservation Commission will be holding a public hearing at the **Town Annex, 261 George Ryder Road** on **Wednesday, September 27, 2017 at or after 4:00pm** on the application of **Marianne B. Harris and William H. Bakeman** to amend the existing Order of Conditions issued on April 22, 2017 by increasing the proposed deck, increasing the proposed addition and modifying the proposed entryway. Mitigation is being proposed in the form of a Land Management Plan.

Enclosed please find a copy of a portion of the plan for your review.

The details of the project will be presented at the hearing and comment may be offered to the Conservation Commission either by attending this hearing or sending a letter to the Commission. The plan and application

describing the project are on file with the Conservation Commission at 261 George Ryder Road or you may contact the Commission with any questions at 508-945-5164.

Copy: Chatham Conservation Commission
DEP
Marianne B. Harris and William H. Bakeman



- Notes**
1. The topographic information depicted herein is based on the National American Vertical Datum of 1988 (NAVD 98).
 2. The existing planimetric features are based on a ground lidar survey, aerial lidar survey and the aerial topographical maps prepared for Chas. H. Sells for the Town of Chatham in 2000.
 3. The applicant prepared plans and obtained an Order of Conditions from the Chatham Conservation Commission, DEP SE-10-3191, recorded at the Barnstable County Registry of Deeds, Book 29,574, Page 296.
- The applicant has revised her plans for the application to the Zoning Board of Appeals. Descriptions of 'Approved' and 'Future' structures have been added based on the status of said structures with Conservation.

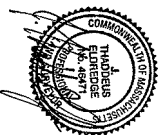
Conservation Areas			
No Disturb Area	Existing	Proposed	Net Change
Total Area	26,940 S.F.±	26,940 S.F.±	0 S.F.±
Buildings	1,890 S.F.±	2,310 S.F.±	420 S.F.±
Hardscape	200 S.F.±	130 S.F.±	-70 S.F.±
Previous Hardscape	960 S.F.±	610 S.F.±	-350 S.F.±
Landscape / Lawn	3,660 S.F.±	3,660 S.F.±	0 S.F.±
Natural	20,230 S.F.±	20,230 S.F.±	0 S.F.±
Future Deck and Addition		250 S.F.±	250 S.F.±
Future Landscape / Lawn		3,410 S.F.±	-250 S.F.±

Adjacent Upland Resource			
Area	Existing	Proposed	Net Change
Total Area	500 S.F.±	500 S.F.±	0 S.F.±
Buildings	0 S.F.±	0 S.F.±	0 S.F.±
Hardscape	40 S.F.±	40 S.F.±	0 S.F.±
Previous Hardscape	60 S.F.±	60 S.F.±	0 S.F.±
Landscape	400 S.F.±	400 S.F.±	0 S.F.±
Natural	0 S.F.±	0 S.F.±	0 S.F.±

Assessor's ID: 61-18-N17

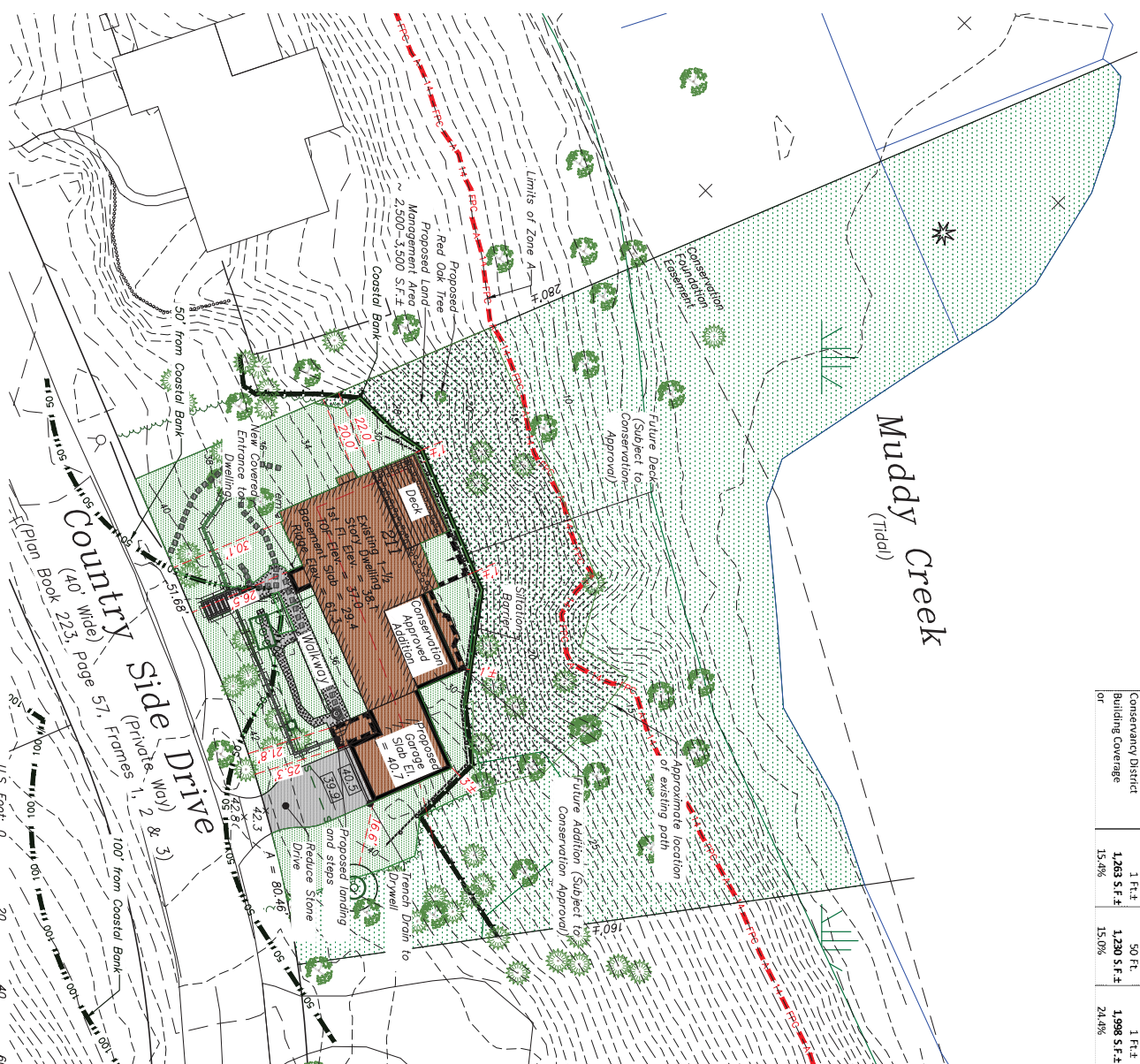
OWNER OF RECORD:

Marianne B. Harris and William H. Bakeman
Deed Book 29,574, Page 296
Plan Book 223, Page 57, Lot 17



Zoning Compliance Table			
Zone	Existing	Required	Proposed
Lot Area	27,500 S.F.±	60,000 S.F.±	27,500 S.F.±
Buildable Upland	8,200 S.F.±	20,000 S.F.±	8,200 S.F.±
Frontage	132.14 Ft.	150 Ft.	132.14 Ft.
Front Yard Setback	30.1 Ft.	40 Ft.	30.1 Ft.
Side and Rear Yard Setback	20.0 Ft.	25 Ft.	20.0 Ft.
Conservancy District	1 Ft.±	50 Ft.	1 Ft.±
Building Coverage	1,263 S.F.±	1,230 S.F.±	1,998 S.F.±
or	15.4%	15.0%	24.4%

Muddy Creek
(Tidal)



MARIANNE HARRIS

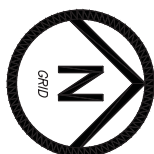
**ELDREDGE SURVEYING
& ENGINEERING, LLC**

1038 Main Street, Chatham, MA; (508) 945-3965; Fax: (508) 945-5885

PROPOSED CONDITIONS

211 Country Side Drive, Chatham (Northwest), Massachusetts

Rev. #	Description of Revision	Date
1	Removed remnant patio from under deck to be removed.	03-21-2017
2	Added front step and proposed future deck	07-07-2017
3	Added proposed future addition	08-07-2017
4	Added Land Management Area	09-13-2017



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
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Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Kelly R. and Nichole R. Shaw
204 Country Side Drive
Chatham, MA 02633

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Postage \$0.49

Total Postage \$3.84

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Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Robert E. and Sarah C. Fishback
220 Country Side Drive
Chatham, MA 02633

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Janis Ryhn
225 Country Side Drive
Chatham, MA 02633

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09/13/2017

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SOUTHLAKE, TX 76092

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage \$3.84

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Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Richard W. and Elizabeth R. Reissler
PO Box 92938
Southlake, TX 76092

SEP 13 2017
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09/13/2017

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NEWINGTON, CT 06111

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage \$3.84

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Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Laura Finkelstein Revocable Trust
Laura Finkelstein Trustee
272 Candlewyck Drive
Newington, CT 06111

SEP 13 2017
Postmark
Here

09/13/2017

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.82
\$	\$0.00
Total Postage	\$0.00
\$	\$0.00
Sent To	Massachusetts Department of Environmental Protection
Street and Apt.	20 Riverside Drive
City, State, ZIP	Lakeville, MA 02347
PS Form 3800, April 2015 PSN 7530-02-000-9047	
See Reverse for Instructions	

0669
02

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