



# ***EAST-SOUTHEAST, LLC***

*J. Thaddeus Eldredge, P.L.S.*

*Surveying, Geomatics Engineering and Mapping*

*1038 Main Street ° Chatham, Massachusetts 02633*

*41°41'14.73425" N 69°58'24.87695" W -10.019 M*

## **REQUEST FOR AMENDED ORDER OF CONDITIONS**

April 23, 2019

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

Re: Order of Conditions issued February 13, 2019  
**132 Old Salt Works Road**  
Assessors ID 13M-10-C23  
**D. Michael Murray and Lisa Murray**, owners/applicants  
DEP file # **SE 10-3316**

Dear Commissioners:

On behalf of my clients, D. Michael and Lisa Murray, owners 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 by relocating the approved septic system from the front yard to the side yard and replacing the trees that are removed during the construction.

Enclosed please find the following:

- Twelve-(12) copies of **Site Plan** dated 04-23-2019;
- 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 **May 8, 2019**.

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

Very truly yours,

***EAST-SOUTHEAST, LLC***



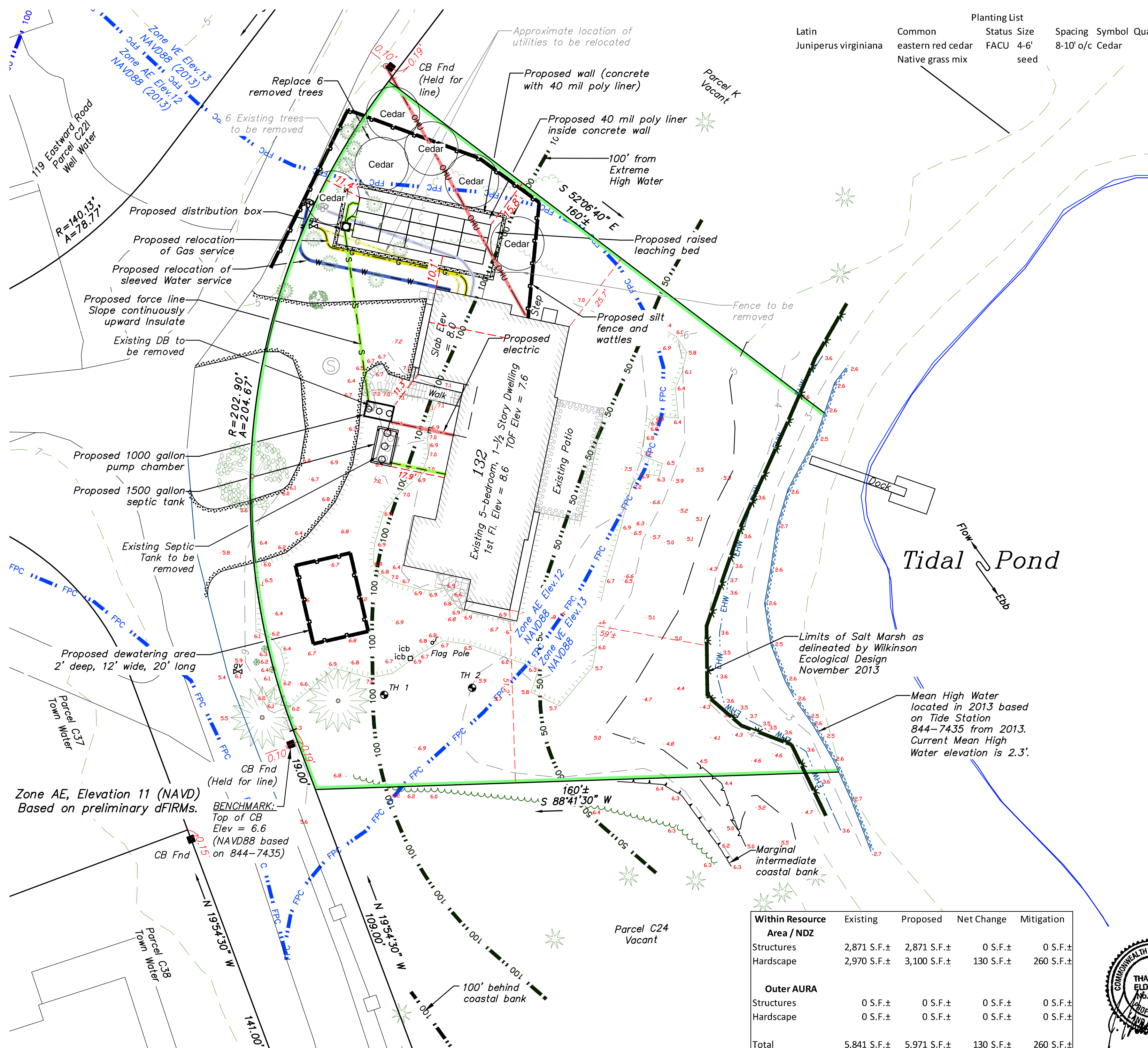
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J. Thaddeus Eldredge, PLS

JTE/mse

Enclosures

Copy: D. Michael and Lisa Murray  
DEP

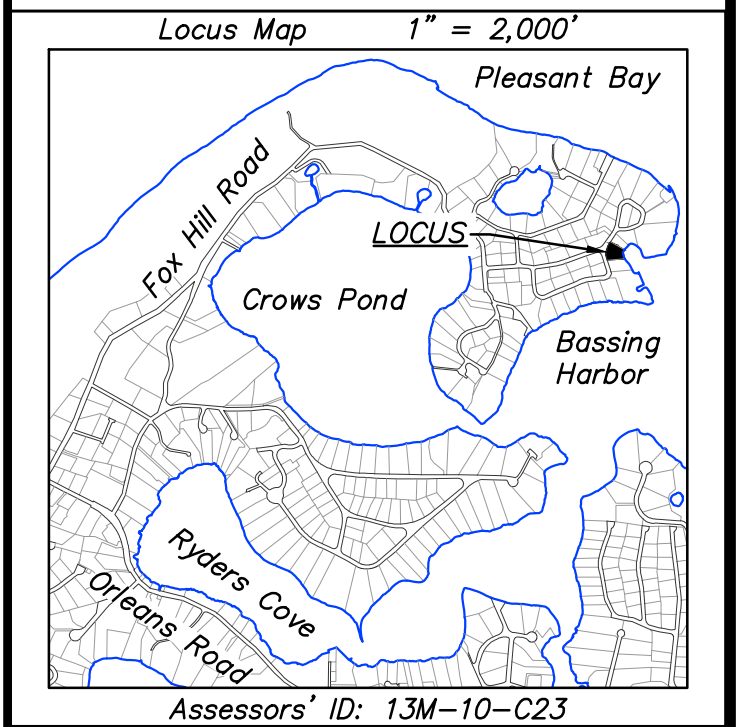


Planting List

Latin	Common	Status	Size	Spacing	Symbol	Quantity
Juniperus virginiana	eastern red cedar	FACU	4-6' seed	8-10' o/c	Cedar	6
	Native grass mix					800 S.F.±

Zoning Compliance Table

Zone	R-40 (Residential)	
	Existing	Required/ Permitted
Lot Area to MHW	26,240 S.F.±	20,000 S.F.±
Buildable Upland	0 S.F.±	
Frontage	223.67 Ft.	150 Ft.
Front Yard Setback	43.0 Ft.	30 Ft.
Side and Rear Yard Setback	25.7 Ft.	20 Ft.
Conservancy District	0 Ft.±	50 Ft.
Building Coverage (full lot)	10.7%	
Building Coverage	2,805 S.F.±	S.F.±



**SITE PLAN**  
 132 Old Salt Works Road, Chatham, Massachusetts  
 April 23, 2019

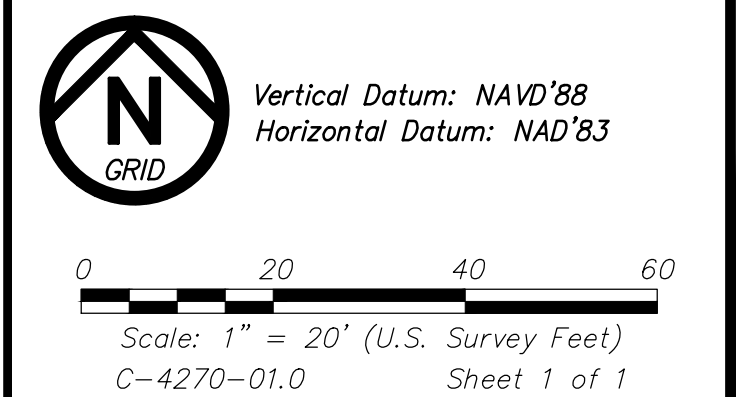
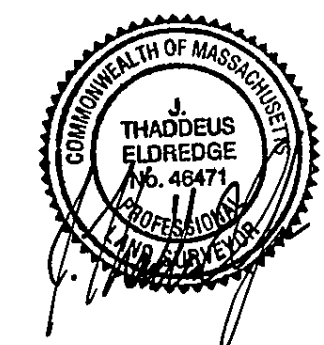
OWNER OF RECORD:  
 D. Michael Murray and Lisa Murray  
 Certificate Number 218370  
 Land Court Plan 7020-D, Lot 23  
 Deed Book 31,776, page 255  
 Plan Book 135, Page 21, Lot 23

Description of Revision	Date

**LISA MURRAY**  
**EAST-SOUTHEAST, LLC**

www.ese-llc.com \* office@ese-llc.com  
 1038 Main Street, Chatham, MA 02633  
 (508) 945-3965 \* Fax: (508) 945-5885

Within Resource Area / NDZ	Existing	Proposed	Net Change	Mitigation
Structures	2,871 S.F.±	2,871 S.F.±	0 S.F.±	0 S.F.±
Hardscape	2,970 S.F.±	3,100 S.F.±	130 S.F.±	260 S.F.±
<b>Outer AURA</b>				
Structures	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±
Hardscape	0 S.F.±	0 S.F.±	0 S.F.±	0 S.F.±
<b>Total</b>	<b>5,841 S.F.±</b>	<b>5,971 S.F.±</b>	<b>130 S.F.±</b>	<b>260 S.F.±</b>





SE 10-3316  
CWP 18-207N

File Number

**TOWN OF CHATHAM CONSERVATION COMMISSION**

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

Issuance Date

**APPLICANT:** Hazel Wightman

**ADDRESS** 75 W School St Apt 417  
Charlestown MA 02129

**OWNER:** Same as above  
(If other than applicant)

**ADDRESS:**

February 13, 2019

**LOCATION of WORK:** 132 Old Salt Works Road Assessors' Map 13M Parcel C23

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

204684 Certificate plan book page

After public hearing in accordance with the Open Meeting Law (MGL Ch 39, s23B) closed on **February 6, 2019** the Chatham Conservation Commission, in accordance with the Town of Chatham Wetlands Protection Bylaw (Ch 272) finds:

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

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

Chatham Conservation Commission:

*M. Gompsett*  
\_\_\_\_\_  
*Robert O. Bullock*  
\_\_\_\_\_  
*Robert D. Sullivan*  
\_\_\_\_\_  
*Jane Williams*  
\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

signed by 4 of 7 Commissioners

**Town of Chatham – Order of Conditions  
Massachusetts Wetlands Protection Act GL 131 § 40  
Town of Chatham Wetlands Bylaw C. 272 and Regulations  
132 OLD SALT WORKS, SE 10-3166, CWP 18-215N**

**Property:** 132 Old Salt Works  
**Map { 13M } and Parcel { 10-C23 }**  
**Owner/Applicant:** Hazel Wightman  
**Owner's Representative:** East-Southeast, LLC  
**DEP File No.:** SE 10-3316  
**CWP No.:** CWP 18-215N

**SUPPORTING DOCUMENTS**

Through the Public Hearing process, plans, work protocols, and expert testimony were submitted. The following list of documents reflects the project as reviewed by the Commission and represents the project that seeks an Order of Conditions under the Massachusetts Wetlands Protection (310 CMR 10.00) and the Town of Chatham Wetlands Protection Regulations. The following materials are hereby made a part of this Order:

- Wetlands Protection Act (WPA) Form 3 – Notice of Intent (NOI) and NOI Wetland Fee Transmittal Form
- NOI Checklist
- Check for State and Local Filing Fees
- Site Access Authorization Form
- Certified Abutters List and Map from the Chatham Assessor's Office
- Abutter Notification Letter and Mail Receipts
- Property description
- Project description
- Performance standards
- Construction Protocol
- Variance Request
- Alternatives Analysis
- Area Calculation Table
- Maps: Town of Chatham Online Assessors Map, USGS Locus Map, DEM Map, NHESP Map, FEMA Flood Insurance Rate Map (FIRM)
- Plan titled: "Sheet 1 of 2, *Site Plan for property located at 132 Old Salt Works, prepared for Hazel Wightman, prepared by East-Southeast, LLC, stamped by a Professional Land Surveyor, dated 12/18/18, scale 1" = 20 "*"
- Plan titled: "Sheet 2 of 2, *Sewage Disposal System for property located at 132 Old Salt Works, prepared for Hazel Wightman, prepared by East-Southeast, LLC, stamped by a*

**Town of Chatham – Order of Conditions**  
**Massachusetts Wetlands Protection Act GL 131 § 40**  
**Town of Chatham Wetlands Bylaw C. 272 and Regulations**  
**132 OLD SALT WORKS, SE 10-3166, CWP 18-215N**

*Professional Land Surveyor and a Registered Professional Engineer, dated 12/6/18, scale 1" = 20' "*

- Plan titled: "Sheet 2 of 2, Sewage Disposal System for property located at 132 Old Salt Works, prepared for Hazel Wightman, prepared by East-Southeast, LLC, stamped by a Professional Land Surveyor and a Registered Professional Engineer, dated 12/6/18, not to scale"

**PROPERTY AND PROJECT DESCRIPTION:**

The Applicant submitted a Notice of Intent (NOI) that was received by the Conservation Division on December 19, 2018. The Conservation Commission held the public hearings on January 9, 2018 to review the proposed Notice of Intent.

The property is developed with a 5-bedroom dwelling, septic system, patio, lawn, driveway, licensed dock and underground utilities. The property is currently under agreement. The existing septic system has failed due to its current proximity to groundwater. The buyer of the property would like to keep the dwelling and hardscape as is, but understands the need to upgrade the septic.

The proposed project is to upgrade the septic system, so it is no longer a failed system. The septic components are located more than 100 feet from the Salt Marsh. The following activities are proposed:

- Remove the existing Septic Tank
- Abandon the existing distribution box
- Install a new 1500-gallon septic tank, 1000-gallon pump chamber, new distribution box, pump chamber, elevate the leaching bed to ensure 5 feet of separation to adjusted high groundwater, and construct a concrete, stone faced retaining wall around the leaching bed. The footprint of the leaching facility will be reduced using cultec chambers
- Creation of a dewatering area adjacent to the new raised leaching bed
- Unsuitable soils will be excavated and removed from the site and clean soils will be brought to the site to elevate the ground
- Removal of a leaning cedar tree and replacement in kind
- Replanting of disturbed lawn areas
- Native bushes and grasses will be planted at the edge of lawn

Mitigation includes: upgrading the septic system, cedar tree replacement, removal of invasives due to installation of the septic system and planting native grasses and shrubs

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**132 OLD SALT WORKS, SE 10-3166, CWP 18-215N**

**RESOURCE AREAS:**

Resource Area(s)	MA DEP Wetland Protections Regulations	Chatham Wetlands Protection Regulations (CWPR)
Land Subject to Coastal Storm Flowage (LSCSF) (4,000 square feet project area, 1,500 square feet of alteration)	30 CMR 10.04	CWPR 2.10 (2)(a)
Salt Marsh	310 CMR 10.32 (2)	CWPR 2.06 (2)
Adjacent Upland Resource Area		CWPR 4.01 (2)

**Other Important Adjacent Resource Areas:**

- Tidal Pond and Land Under the Ocean
- Area of Critical Environmental Concern (ACEC)
- Site subject to a Wetlands Restriction Order under the inland and Coastal Wetlands Restriction Act

**FINDINGS:**

Following review of the Application and Supporting Documents referenced above that describe the proposed Project and the information provided at the public hearings held on the application, the Conservation Commission finds that:

1. The existing septic system has failed due to its current proximity to groundwater.
2. The entire dwelling and failed septic system are located within Land Subject to Coastal Storm Flowage.
3. A small portion of the proposed work will occur within 100 feet of a Salt Marsh
4. The proposed work will result in increase of 144 square feet of hardscape in LSCSF with 288 square feet of proposed mitigation

**DECISION:** The Commission **APPROVES** the Project and finds the project as described in the Supporting Documents can be permitted subject to the following Special, General, and Standard Conditions which protect the interests identified in the Chatham Wetland Bylaw c. 272 and Regulations and Massachusetts Wetland Protection Act M.G.L. c. 131 § 40 and the Regulations 310 CMR 10.00 (inclusive). The Supporting Documents are hereby incorporated by reference and made a part of this Order. 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.

**Town of Chatham – Order of Conditions**  
**Massachusetts Wetlands Protection Act GL 131 § 40**  
**Town of Chatham Wetlands Bylaw C. 272 and Regulations**  
**132 OLD SALT WORKS, SE 10-3166, CWP 18-215N**

**SPECIAL CONDITIONS:**

1. All of the Construction Notes on the Plan and Construction Protocols contained in the Applicant's Narrative are hereby incorporated by reference and made a part of this Order of Conditions.
2. The Construction Protocol which includes a timeline of events, dewatering protocols, and excavation protocols, shall be discussed at the Pre-Construction meeting with contractor and the Conservation Agent. The Representative involved in the permitting process shall attend the Pre-Construction meeting if necessary.
3. The silt fencing and wattles shall be installed prior to the Pre-Construction meeting with the Agent.
4. The silt fencing for the dewatering area shall be installed prior to construction and prior to the Pre-Construction meeting with the Conservation Agent.
5. The Cedar Tree scheduled for removal shall be flagged prior to the Pre-Construction meeting with the Conservation Agent. The Cedar Tree shall be replaced in kind after construction is complete.
6. **The planted mitigation area shall be allowed to naturalize in perpetuity.** To naturalize shall mean that the area will be left undisturbed and there shall be no use of fertilizers; no removal of leaf litter or duff layer; no weeding; no subsurface irrigation system; no hardscape; no structures of any kind; no creation of lawn; no dumping of yard debris. Pruning for view and/or additional planting of native species and/or removal of harmful exotic invasive species may be allowed with prior consent of the Conservation Commission. The applicant shall instruct all agents to explain the mitigation area to buyers/lessees/landscapers and all persons taking over the property from the applicant. This condition shall be recorded on the Certificate of Compliance as an ongoing condition.
7. **To insure mitigation is achieved and the improved vegetated buffer has been established, mitigation plantings shall be cared for to insure survival for three (3) full growing seasons.** During this time period, the agent may require additional plantings if the Agent determines that any of the specimens are dead or dying and need replacement.
8. After completion of work, and prior to the issuance of a Certificate of Compliance, the applicant shall permanently mark the edge of the planted mitigation area to ensure no further inadvertent encroachment into the buffer to the wetland. The applicant shall instruct all agents to explain these markers to buyers/lessees/landscapers and all persons taking over the property from the applicant.



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**STANDARD CONDITIONS**

These general conditions apply as applicable. They supplement the above Special Conditions as they relate to steps necessary for the protection of the Resource Areas both during the project and after project completion, and to provide documentation necessary to confirm that the project has been completed as permitted.

**A. Pre-construction**

1. Avoid and minimize 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 **qualified 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. The applicant shall secure a Massachusetts registered professional engineer to act as **clerk of the works** to be approved or designated by the Commission. The engineer will supervise the contractor and will inspect the site regularly whenever construction in or within 100 feet to the wetland is in progress.
6. 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.
7. 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.

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**132 OLD SALT WORKS, SE 10-3166, CWP 18-215N**

8. **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.
9. 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.
10. **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 ft of the wetland resource area(s) may not occur between April 1 and September 1. Project must be planned accordingly.
2. Any excavated material to be stored for backfilling or later grading will be stockpiled outside the Resource Area, on the existing driveway.
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 as soon as possible during and after construction.
7. Machinery and/or material access will be from the existing driveway. The granting of this permit does not obviate the applicant's need to gain proper permission from any abutter whose property is to be used for access.
8. Machinery, when not in use, shall be parked outside the 100 foot buffer to the resource area.
9. Washing of equipment/tools shall be done OFF-SITE or handled in a manner approved by the Agent, however in no cases shall concrete or masonry debris be left on the site.
10. 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**

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**132 OLD SALT WORKS, SE 10-3166, CWP 18-215N**

1. 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.
2. Disturbed areas shall be revegetated with natural flora of proven value to local wildlife.
3. 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](http://www.IPANE.org).
4. No herbicides or pesticides shall be used in the AURA to the wetland resource area. This condition shall remain in force permanently and shall be recorded as such on the Certificate of Compliance.
5. No lawn may exist beyond what is shown on the approved plan. This condition shall remain in force in perpetuity and shall be recorded as such on the Certificate of Compliance.
6. If soils are to be 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.
7. Any lawn area shall be constructed with a minimum of four to six inches of organic top soil/loamy sand together with a seed mixture appropriate for Cape Cod.
8. 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.
9. 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.
10. 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 90days, 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.

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11. *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.

**D. 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 By-Law 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.
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. Upon completion of the project the applicant shall submit a written request for a Certificate of Compliance to the Commission.
8. 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.
  - b. An "as-built" plan, including final contours, shall be prepared and signed and stamped by a Massachusetts registered professional engineer or land surveyor for the file.

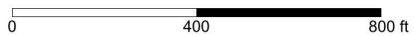
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9. This Order of Conditions shall be deemed not to have been complied with until the applicant has obtained a Certificate of Compliance and it has been recorded in the Barnstable County Registry of Deeds.
10. Under no conditions will the operation of equipment, stockpiling of soil, cutting, clearing or pruning of trees, shrubs or ground cover or other site disturbance take place on the wetland side of the no-work line without prior consent of the Commission.
11. 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.
12. 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.
13. **Failure to comply with the above conditions shall be cause to revoke this permit and/or issue fines.**



- Places - Town
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Places - MA
  - Lighthouse
  - Community Health C
  - Hospital
- Three Nautical Mile Line
- Buildings (Current)
- Parcels
- 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
- MASTER STREET LIST D
- Water Bodies

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



**REQUEST FOR ABUTTERS' LIST**

DATE REQUESTED

12/14/2018

LOCATION OF  
**SUBJECT** PROPERTY

132 Old Salt Works

REQUEST FOR ABUTTERS  
WITHIN **HOW MANY** FEET  
OF SUBJECT PROPERTY

100'

PURPOSE FOR  
ABUTTERS' LIST

Conservation Notice of Intent

NAME OF PERSON(S)  
REQUESTING ABUTTERS'  
LIST

Marija Eldredge

PLEASE PRINT

SIGNATURE

*Marija Eldredge*

TELEPHONE NUMBER

508-945-3965



508 945-3550

**FOR ASSESSORS' USE ONLY**

ABUTTERS' LIST  
COMPLETED BY:

*Nelani Taylor*

DATE COMPLETED

12-17-2018

PARCEL ID OF SUBJECT  
PROPERTY

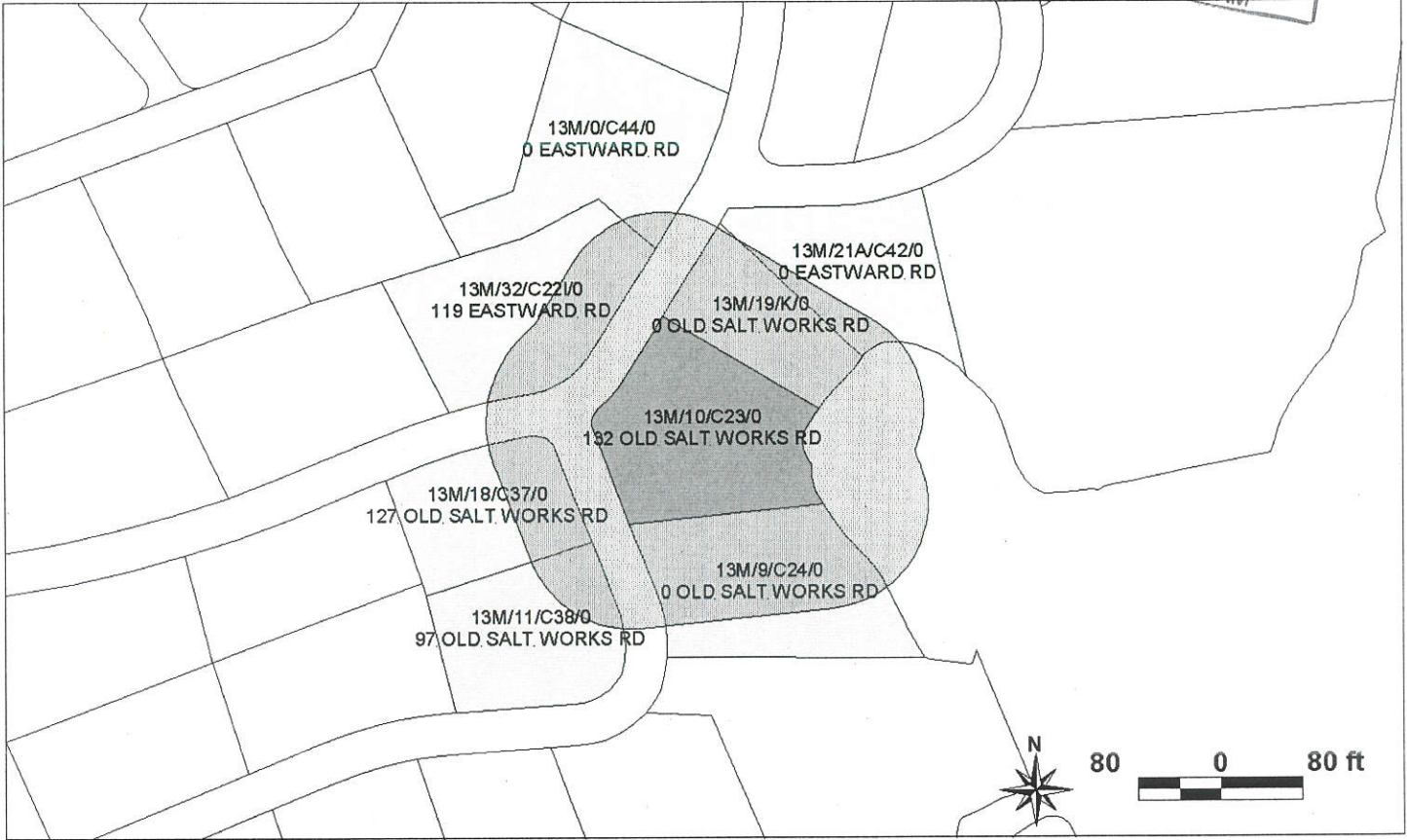
B3M - 10 - C23  
3.00



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



Abutters List Within 100 feet of Parcel 13M/10/C23/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2060	13M-0-C44-0-E	CHATHAM CONSERVATION FNDN INC	0 EASTWARD RD	540 MAIN ST	CHATHAM	MA	02633
2113	13M-9-C24-0-R	EASTWARD PT PROP OWNER ASSOC INC	0 OLD SALT WORKS RD	PO BOX 764	N CHATHAM	MA	02650
2063	13M-10-C23-0-R	WIGHTMAN HAZEL	132 OLD SALT WORKS RD	75 W SCHOOL ST APT 417	CHARLESTOWN	MA	02129-3935
2064	13M-11-C38-0-R	BERO REALTY TRUST NO 1 BERO JOSEPHINE H & WILLIAM TRUSTEE	97 OLD SALT WORKS RD	97 OLD SALT WORKS RD	CHATHAM	MA	02633-1427
2071	13M-18-C37-0-R	FOLEY KEVIN J & DRURY HOPE	127 OLD SALT WORKS RD	THE WHITE HOUSE GOLF CLUB RD	WEYBRIDGE		KT13 ONJ UNITED KING
2072	13M-19-K-0-R	EASTWARD PT PROP OWNER ASSOC INC	0 OLD SALT WORKS RD	PO BOX 764	N CHATHAM	MA	02650
2084	13M-32-C22I-0-R	CORSO MICHAEL D	119 EASTWARD RD	155 CHESTNUT ST	PROVIDENCE	RI	02903
2075	13M-21A-C42-0-E	CHATHAM CONSERVATION FNDN INC	0 EASTWARD RD	540 MAIN ST	CHATHAM	MA	02633



13M-0-C44-0-E

CHATHAM CONSERVATION FNDN INC  
540 MAIN ST  
CHATHAM, MA 02633

13M-9-C24-0-R

EASTWARD PT PROP OWNER ASSOC INC  
PO BOX 764  
N CHATHAM, MA 02650

13M-10-C23-0-R

WIGHTMAN HAZEL  
75 W SCHOOL ST APT 417  
CHARLESTOWN, MA 02129-3935

13M-11-C38-0-R

BERO REALTY TRUST NO 1  
BERO JOSEPHINE H & WILLIAM TRUSTEES  
97 OLD SALT WORKS RD  
CHATHAM, MA 02633-1427

13M-18-C37-0-R

FOLEY KEVIN J & DRURY HOPE  
THE WHITE HOUSE  
GOLF CLUB RD  
WEYBRIDGE, KT13 0NJ UNITED KINGDOM

13M-19-K-0-R

EASTWARD PT PROP OWNER ASSOC INC  
PO BOX 764  
N CHATHAM, MA 02650

13M-32-C22I-0-R

CORSO MICHAEL D  
155 CHESTNUT ST  
PROVIDENCE, RI 02903

13M-21A-C42-0-E

CHATHAM CONSERVATION FNDN INC  
540 MAIN ST  
CHATHAM, MA 02633



# ***EAST-SOUTHEAST, LLC***

*J. Thaddeus Eldredge, P.L.S.*

*Surveying, Geomatics Engineering and Mapping  
1038 Main Street ° Chatham, Massachusetts 02633  
41°41'14.73425" N 69°58'24.87695" W -10.019 M*

## **Notice of Public Hearing**

**To:**

Chatham Conservation  
Foundation, Inc.  
540 Main Street  
Chatham, MA 02633

Eastward Point Property Owner  
Association, Inc.  
P.O. Box 764  
North Chatham, MA 02650

Kevin J. Foley and Hope Drury  
The White House  
Golf Club Road  
Weybridge, KT13 0NJ  
United Kingdom

Bero Realty Trust No.1  
Josephine H and William Bero,  
Trustees  
97 Old Salt Works Road  
Chatham, MA 02633

Michael D. Corso  
155 Chestnut Street  
Providence, RI 02903

**From:** Marija S. Eldredge

**Date:** April 23, 2019

**Subject: Amended Order of Conditions  
Parcel ID 13M-10-C23  
132 Old Salt Works Road, Chatham**

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The Chatham Conservation Commission will be holding a public hearing at the **Town Annex, 261 George Ryder Road on Wednesday, May 8, 2019 at or after 4:00pm** on the application of **D. Michael and Lisa Murray** to amend the existing Order of Conditions issued on February 13, 2019 by relocating the approved septic system from the front yard to the side yard and replacing any trees that are removed during the construction.

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

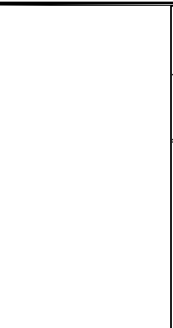
More information can be found at:

<https://www.e-se-llc.com/toc-parcels-2/132-old-salt-works-rd>

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

Zoning Compliance Table		R-40 (Residential)	
Zone	Existing	Required/Permitted	S.F.±
Lot Area to MHW	26,240 S.F.±	20,000 S.F.±	
Buildable Upland	0 S.F.±		
Frontage	223.07 FL	150 FL	
Front Yard Setback	43.0 FL	30 FL	
Side and Rear Yard Setback	25.7 FL	20 FL	
Conserving District	0 FL±	0 FL±	50 FL
Building Coverage (full lot)	10.7%		
Building Coverage	2,805 S.F.±		



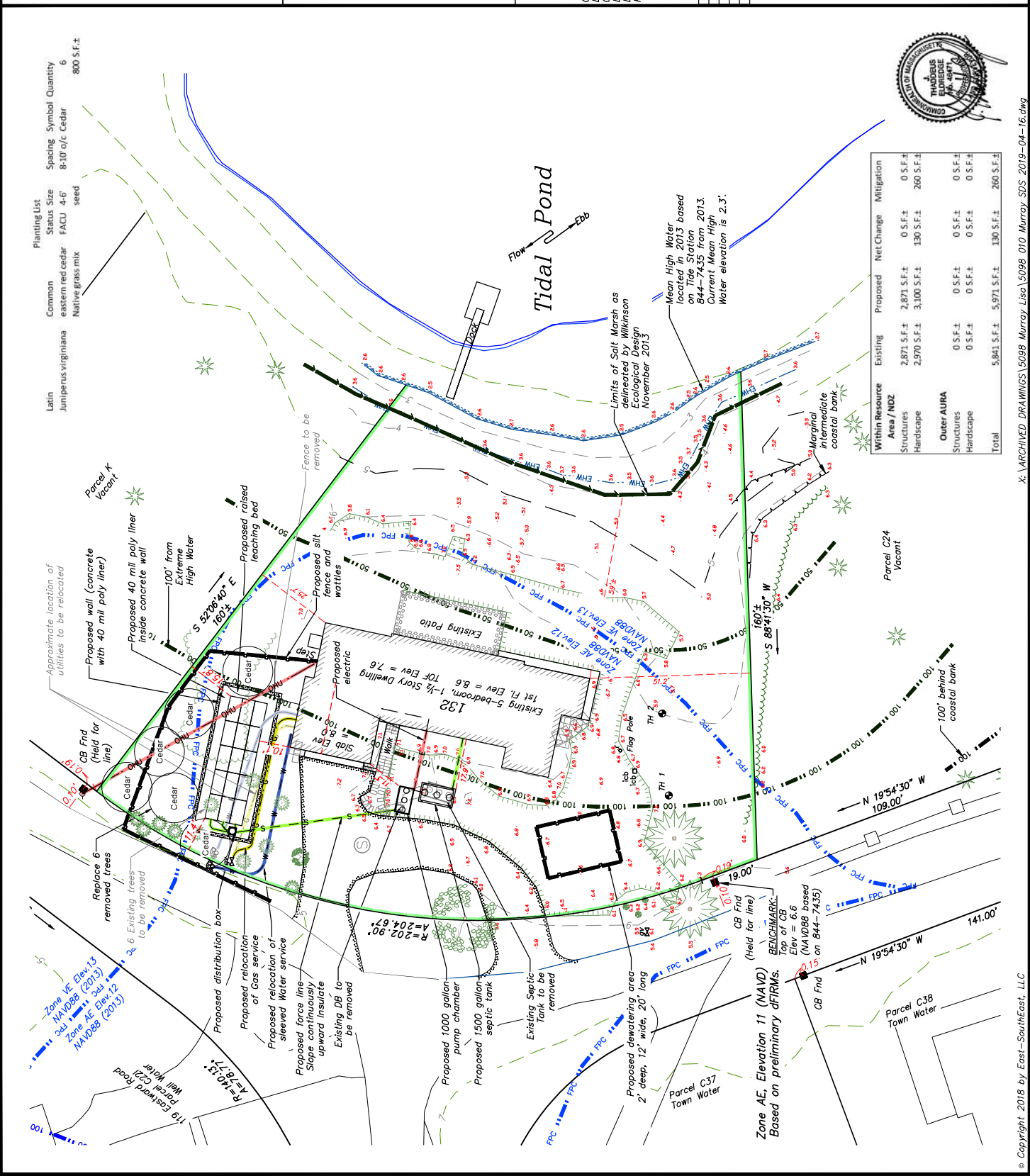
**SITE PLAN**  
 132 Old Salt Works Road, Chatham, Massachusetts  
 April 23, 2019  
**OWNER OF RECORD:**  
 D. Michael Murray and Lisa Murray  
 Land Parcel No. 018370 Lot 23  
 Unit Record Plan 7020-0 Lot 23  
 Deed Book 31,776, page 255  
 Plan Book 135, Page 21, Lot 23

Description of Revision	Date

**LISA MURRAY**  
**EAST-SOUTHEAST, LLC**  
 www.ese-llc.com • office@ese-llc.com  
 1038 Main Street, Chatham, MA 02633  
 (508) 945-3065 • Fax: (508) 945-5885

Vertical Datum: NAVD 88  
 Horizontal Datum: NAD 83

C-4270-01.0  
 Sheet 1 of 1



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Total P \$4.05

Eastward Point Property Owner Association, Inc.  
P.O. Box 764  
North Chatham, MA 02650

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<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

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Total Post \$4.05

Chatham Conservation Foundation, Inc.  
540 Main Street  
Chatham, MA 02633

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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**EAST-SOUTHEAST, LLC**  
J. Thaddeus Eldredge, P.L.S.  
Surveying, Geomatics Engineering and Mapping  
1038 Main Street  
Chatham, Massachusetts 02633

One piece of ordinary mail addressed to:  
Kevin J. Foley and Hope Drury  
The White House  
Golf Club Road  
Weybridge, KT13 0NU  
United Kingdom

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Total \$4.05

Bero Realty Trust No. 1  
Josephine H and William Bero, Trustees  
97 Old Salt Works Road  
Chatham, MA 02633

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**PROVIDENCE, RI 02903**

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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

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Total Postage a \$4.05

Michael D. Corso  
155 Chestnut Street  
Providence, RI 02903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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LAKEVILLE, MA 02347

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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 \$1.45

**Total Postage \$4.95**

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EAST-SOUTHEAST, LLC

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CHATHAM, MA 02633  
www.e-se-llc.com

CAPE5  
COD5  
PO Box 10  
Orleans, MA 02653  
capecodfive.com  
53-7107/2113

4/23/2019

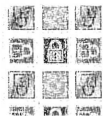
PAY TO THE ORDER OF Town of Chatham Conservation Commission

\$ \*\*70.00

Seventy and 00/100\*\*\*\*\*

DOLLARS

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



*Mapajo Williams Bay Engau*  
AUTHORIZED SIGNATURE

Security features. Details on back.



MEMO

132 Old Salt Works Road

⑈001420⑈ ⑆211371078⑆ 83 2443883⑈

EAST-SOUTHEAST, LLC

1420

Town of Chatham Conservation Commission 4/23/2019  
Amended Order of Conditions for 132 Old Salt Works 50.00  
Advertising Fee for 132 Old Salt Works Road 20.00

01 ESE-LLC -3883 bo 132 Old Salt Works Road 70.00

EAST-SOUTHEAST, LLC

1420

Town of Chatham Conservation Commission 4/23/2019  
Amended Order of Conditions for 132 Old Salt Works 50.00  
Advertising Fee for 132 Old Salt Works Road 20.00

01 ESE-LLC -3883 bo 132 Old Salt Works Road 70.00

