



## Arlington Conservation Commission

**Date:** Thursday, January 8, 2026

**Time:** 7:00 AM

**Location:** Conducted by Remote Participation.

### Agenda

1. Administrative
  - a. Review Meeting Minutes.
  - b. Correspondence Received.
2. Discussion
  - a. Vote to Endorse a Comment Letter on Charles River Combined Sewer Overflows
  - b. Enforcement Order: 66-66R Dudley Street/993 Massachusetts Avenue.
  - c. Water Bodies Working Group.
  - d. CPA Committee Liaison.
  - e. Tree Committee Update.

3. Hearings

**DEP #091-0375: Notice of Intent: Winchester Country Club Greens (468 Mystic Street)  
(Continued from 12/18/25)**

DEP #091-0375: Notice of Intent: Winchester Country Club Greens (468 Mystic Street) (Continued from 12/18/25)

The Conservation Commission will hold a public hearing to consider a Notice of Intent to perform golf course fairway and green reconfiguration and improvements. Areas proposed to be altered include Buffer Zone, Adjacent Upland Resource Area, and Riverfront Area associated with Herbert Meyer Brook.

**Notice of Intent: Winchester Country Club Facilities (468 Mystic Street)**

Notice of Intent: Winchester Country Club Facilities (468 Mystic Street)

The Conservation Commission will hold a public hearing to consider a Notice of Intent to conduct improvements to the facilities within the Buffer Zone, Adjacent Upland Resource Area (AURA), and Riverfront Area associated with Herbert Meyer Brook, and within the Buffer Zone and AURA of a Bordering Vegetated Wetland. The Commission expects to continue this hearing to the meeting of January 22nd, 2026, without discussion.



## Town of Arlington, Massachusetts

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### Vote to Endorse a Comment Letter on Charles River Combined Sewer Overflows

#### Summary:

Vote to Endorse a Comment Letter on Charles River Combined Sewer Overflows

#### ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	Letter_from_Massachusetts_Conservation_Committees_to_the_MWRA_Board_of_Directors.pdf	Letter from Massachusetts Conservation Committees to the MWRA Board of Directors.pdf

# Letter from Massachusetts Conservation Committees to the MWRA Board of Directors

To the MWRA Board,

We are writing in response to the proposal released by MWRA staff in late October recommending increased sewage discharges to the Charles River, Mystic River, and Alewife Brook under the updated Long Term Control Plan.

As representatives of conservation commissions and committees from communities across Massachusetts, we strongly oppose this proposal and urge you to pursue a plan that fully eliminates sewage releases rather than allowing them to persist.

The cleanup of Boston Harbor and its rivers stands as one of the nation's most significant environmental success stories—and it is central to MWRA's legacy. It is difficult to understand how the Authority could choose to abandon that progress before the work is complete. MWRA's original leaders set forth an ambitious Long Term Control Plan to dramatically reduce combined sewer overflows (CSOs). In contrast, the revised plan now under consideration would increase overflow volumes and effectively lock CSOs in place indefinitely.

Through our work in local communities, we know that Massachusetts residents deeply value their natural resources and support investing in their protection. Allowing the Charles and Mystic Rivers to remain permanently subject to sewage discharges would not only harm nearby communities, but also send a troubling signal statewide—that we should accept pollution in our own rivers, streams, beaches, ponds, and lakes. Sewage discharges also pose serious public health risks that research shows disproportionately impact environmental justice communities.

It is long past time to make the investments necessary to end sewage discharges in the Charles River, Mystic River, and Alewife Brook—and ultimately in waterways across the Commonwealth—once and for all.

Sincerely,

Name

Name

Name



CC:

DEP Commissioner Bonnie Heiple

Governor Maura Healey

Lt Governor Kim Driscoll

US Senator Ed Markey

US Senator Elizabeth Warren

jdm.arlington@gmail.com [Switch account](#)



Not shared

\* Indicates required question

To be added as a co-signer, please print your full name, title, and organization. \*

Your answer

Email Address \*

Your answer

Please confirm that you are authorized to sign on to these comments on behalf of \*  
your organization.



Yes



No

Submit

[Clear form](#)



Never submit passwords through Google Forms.

This form was created inside of Charles River Watershed Association.  
Does this form look suspicious? [Report](#)

# Google Forms





## **Town of Arlington, Massachusetts**

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**Enforcement Order: 66-66R Dudley Street/993 Massachusetts Avenue.**

**Summary:**

Enforcement Order: 66-66R Dudley Street/993 Massachusetts Avenue.



## Town of Arlington, Massachusetts

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### **DEP #091-0375: Notice of Intent: Winchester Country Club Greens (468 Mystic Street) (Continued from 12/18/25)**

#### **Summary:**

DEP #091-0375: Notice of Intent: Winchester Country Club Greens (468 Mystic Street) (Continued from 12/18/25)

The Conservation Commission will hold a public hearing to consider a Notice of Intent to perform golf course fairway and green reconfiguration and improvements. Areas proposed to be altered include Buffer Zone, Adjacent Upland Resource Area, and Riverfront Area associated with Herbert Meyer Brook.

#### **ATTACHMENTS:**

	Type	File Name	Description
▢	Reference Material	068119LT002-Certified.pdf	Winchester Country Club Course Improvements NOI (DEP File #: 091-0374) - Response to Comments

January 8, 2026

David Morgan, Environmental Planner + Conservation Agent  
Arlington Conservation Commission  
730 Mass Avenue Annex  
Arlington, MA 02476

Via: Email to [dmorgan@town.arlington.ma.us](mailto:dmorgan@town.arlington.ma.us) and [jranderson@town.arlington.ma.us](mailto:jranderson@town.arlington.ma.us)

Reference: DEP File #091-0374  
Response to Conservation Commission Comments  
Winchester Country Club Golf Course Improvements  
468 Mystic Street  
Arlington, Massachusetts  
B+T Project No. 0681.19

Dear Mr. Morgan:

On behalf of the Applicant, Winchester Country Club (the Applicant or the Club), Beals and Thomas, Inc. (B+T) respectfully submits the enclosed response to comments received from the Conservation Commission at the December 18, 2025 public hearing, regarding the Notice of Intent (NOI) for the proposed golf course improvements. Additionally, since we last met, the Applicant and the Conservation Administrator attended a site visit on Friday, January 2, 2026, to review the project site in detail. We have added photographs from that visit herein. For clarity of the Administrative Record, the comments received from the Conservation Commission are provided in *italics* below, followed by the Applicant's response in **bold**.

*Provide discussion on applicability of filing under 310 CMR 10.58 (4) General Performance Standards versus 310 CMR 10.58 (5) Redevelopment Within Previously Developed Riverfront Areas.*

**Section 2.3.2 of the NOI application details the Project's ability to comply with the performance standards as outlined under 310 CMR 10.58(4), General Performance Standards for work proposed in Riverfront Area (RFA).**

**The Project area is located within existing "disturbed" RFA on the golf course and work is proposed within areas of managed turf and other developed areas. It is our understanding that the proposed renovation and the turf itself does not qualify as "redevelopment or previously disturbed" under the regulations in 310 CMR 10.58(5). Therefore, the project was submitted in compliance with 310 CMR 10.58(4), as the most appropriate section of the regulations.**



*Provide a copy of the Operation and Maintenance (O&M) Plan of the greens and tee boxes, specifically at Herbert Meyer Brook. O&M Plan must maintain compliance with the Arlington Order of Conditions (OOC) Standard Conditions.*

**As discussed during the January 2, 2026 site visit, strict compliance with the Arlington OOC Standard Conditions is often not feasible due to the expanse of managed turf and impervious features throughout the Property. These features are typical of golf course operations and require site specific maintenance by authorized professionals. The following description of typical operation and maintenance practices has been provided by the Winchester Country Club Superintendent.**

#### **Winchester Country Club Operation & Maintenance Plan**

**The tee boxes, putting greens and surrounding turf are maintained in conjunction with a comprehensive Integrated Pest Management (IPM) program, and any plant protectant applications are made in accordance with state and federal laws, and the protection of natural resources and the safety of occupants in the vicinity. Field scouting of biological threats is performed routinely throughout the growing season and more intensely during weather events that present a strong environmental pressure and occurrence for plant infection and insect damage including elevated soil temperatures, excessive rainfall, extreme daytime/nighttime temperatures and dew points.**

**Fertility applications are based off extensive soil and tissue testing to determine deficiencies in the soil and plant tissue. Irrigation water quality tests are performed each season as well.**

**Many cultural practices are implemented to reduce and minimize the presence of biological threats beyond acceptable thresholds include the removal of organic matter through core aeration, machine rolling of the turf, collecting grass clippings, removing dew, inter-seeding disease resistant turf cultivars, soil venting, drainage installations and stringent irrigation usage.**

*Consider opportunities for more plantings and/or mitigation as it relates to the tee box work.*

**The Project does not propose tree or vegetation removal other than select areas of landscaped plantings adjacent to the first tee. Work at Hole 18 is not proposed in closer proximity to Herbert Meyer Brook than existing conditions. Although reconfiguration of the Hole 1 tee box will require work in slightly closer proximity to the Brook, it will occur within existing disturbed and managed areas and will entail minor grading and conversion of a mulched area to grasses. Due to the de minimus nature of the Project, which is limited to minor grading and reconfiguration of existing features of the golf course, mitigation and plantings were not originally proposed.**

**However, after review on site, the Applicant is certainly amenable to including a wildlife friendly, native planting area in proximity to the Brook if preferred by the Commission.**

*Provide an RFA and AURA alternatives analysis.*

**An RFA Alternatives Analysis has been provided in the NOI and Supplemental Information Letter dated December 3, 2025. As noted in the submitted materials, the Club's Master Plan Committee developed several iterations of a plan before finalizing the layout for the activities proposed. The Committee considered alternative design options for the work at Hole 18 including reconfiguration of the bunkers shifting them to the eastern boundary of the fairway as well as expansion of the green. However, both of these options would have placed the proposed activities within the 100' AURA and buffer zone and closer to Herbert Meyer Brook than current conditions. Work associated with the Hole 1 tee box is limited to minor grading within the local 100' Adjacent Upland Resource Area (AURA). The Committee also evaluated a "No Build" alternative to remove the proposed work from the Master Plan. This alternative was not selected as it does not achieve the intended goal of updating the golf course for increased playability.**

**Ultimately, it was decided that the improvements to the Hole 18 bunkers and green should be minor and confined to the existing footprint of the fairway, outside the 100' AURA and buffer zone and limited to the outer 100-feet of RFA; the work at the Hole 1 tee box is de minimus and not anticipated to deviate significantly from existing conditions.**

**The Club has been in operation for over 100 years; the golf course is well established and is located within the RFA, so work within the resource area is unavoidable. However, this preferred alternative was selected to minimize work within sensitive resource areas while maintaining the historic culture and layout with integrated modern updates.**

*Provide a narrative detailing compliance with Section 32 - Climate Change Resilience of the Arlington Wetlands Protection Bylaw.*

**The Applicant provides the following information as outlined in Section 32 (E) of the Arlington Wetlands Protection Bylaw (the Bylaw):**

- (1) Describe project design considerations and measures to limit storm and flood damage during extended periods of disruption and flooding as might be expected in extreme weather events, using the FEMA 500-year flood elevation to represent extreme weather event flood levels, depending on the size and nature of the project.*

*Project design considerations may include but not be limited to stormwater mitigation measures sized for increased precipitation expected due to climate change, 2:1 compensatory flood storage replacement, and 2:1 or higher tree replacement/plantings, See Land Subject to Flooding Section 24, Vegetative Wetlands Section 25, Adjacent Upland Resource Area Section 26, and Stormwater Management Section 33 of these Regulations.*

**Construction period impacts for the proposed work are anticipated to be very limited, with work being conducted over a short period of time. Therefore, extended periods of disruption are not anticipated to occur. The Project is not located within a FEMA flood zone; no changes to compensatory flood storage or tree removal are proposed.**

- (2) *Calculate project stormwater surface runoff that is expected to increase due to extreme weather events using NOAA 14 Plus Plus rainfall data (see definition in Section 4) and how this will be managed and mitigated to prevent pollution (including nutrients from fertilizers, roadway runoff, etc.) from entering the resource area in the future, with consideration of eliminating or decreasing impervious surfaces as much as feasible. Project design considerations may include but not be limited to stormwater mitigation measures sized for increased precipitation expected due to climate change. See Stormwater Management Section 33 of these Regulations.*

**The Project does not propose new impervious area or stormwater discharges. The grading modifications are minimal, and existing stormwater runoff patterns and characteristics will remain unchanged. Please refer to the Stormwater Management Memorandum dated December 1, 2025 for additional information.**

- (3) *Describe project vegetation/planting plans and any other measures to improve the resiliency of the resource areas to provide resource area values including but not limited to wildlife habitat; that is, to enable resource areas to withstand extreme precipitation/rainfall changes (drought and excess) and extreme temperatures including extreme heat due to climate change. Project design considerations may include but not be limited to diversity and abundance of replacement plantings and consideration of shading and cooling. See Vegetation Removal and Replacement Section 25 of these Regulations.*

**The Project does not propose tree or vegetation removal other than minor landscape updates at the tee box. The activities are proposed within managed areas associated with existing features of the golf course. Due to the de minimus nature of the proposed work, which is not anticipated to deviate significantly from existing conditions, vegetation and planting plans were not originally proposed. However, the Applicant is amenable to discussing a native planting area with the Commission, if desired.**

- (4) *Describe project considerations and measures to avoid, minimize, and mitigate for extreme heat effects in resource areas. Project design considerations may include but not be limited to reducing impervious surfaces, increasing or maintaining naturally vegetated surfaces, increasing tree canopy, consideration of shading of structures.*

**The Project does not propose additional impervious areas, natural vegetation removal, or change in tree canopy. Additionally, no structures are proposed. Due to the de minimus nature of the Project, it is not anticipated to impact the effects of extreme heat in resource areas.**

- (5) *Describe any additional measures to avoid, minimize, and mitigate for climate change impacts and adapt to changed climatic conditions that are in addition to (1) through (4) above.*

**Aside from minor grading associated with the reconfiguration of the Hole 1 tee box, the Project has been designed to avoid impacts to the inner 100-feet of RFA, the 100-foot buffer zone to Bank and the local AURA. Activities are proposed within existing managed areas associated with the Hole 1 tee box and Hole 18 fairway bunkers and green and is not anticipated to result in an overall change from existing conditions. As noted above, work at Hole 18 is not proposed in closer proximity to Herbert Meyer Brook than existing conditions and although the grading associated with the Hole1 tee box will require work in slightly closer proximity to the Brook, it will occur within existing disturbed and managed areas. Therefore, the Project is not anticipated to alter climate change impacts.**



*Provide a clarifying photograph of the Hole 1 tee box.*

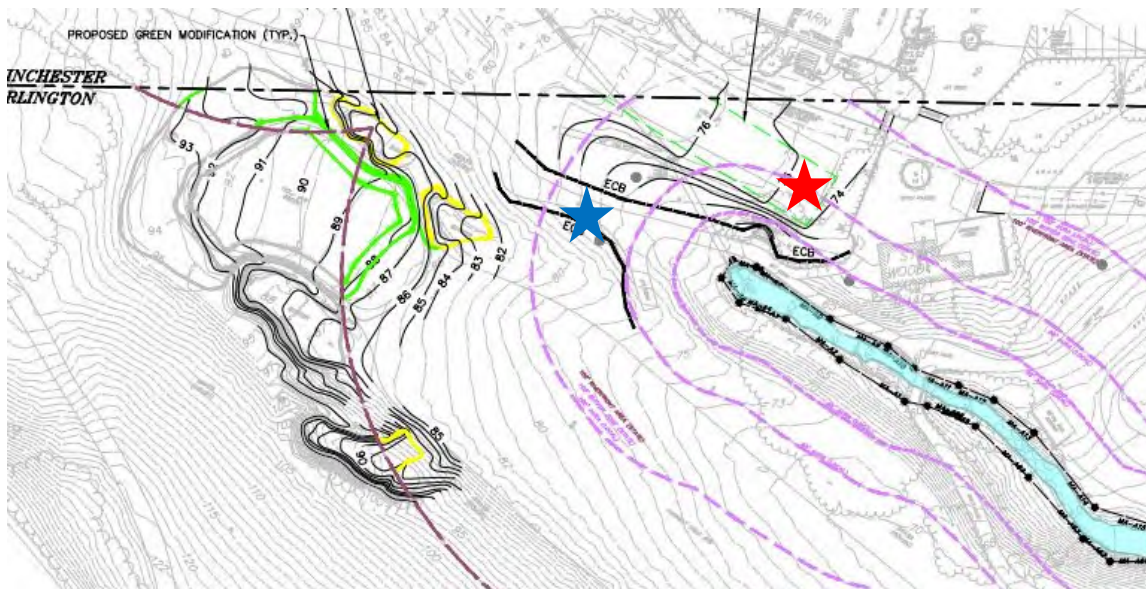
**Please see below photographs of the stone and spring at the south side of the Hole 1 tee box as well as a representation of where the work is located on the plan set. The Applicant further notes that the Abbot spring is a decorative fountain, served by a municipal water supply, which is not connected to the Herbert Meyer Brook.**



**Photopoint location on edge of first tee indicated by a red star below.**



**Photopoint location at the edge of hole 18 looking toward brook indicated by a blue star below.**

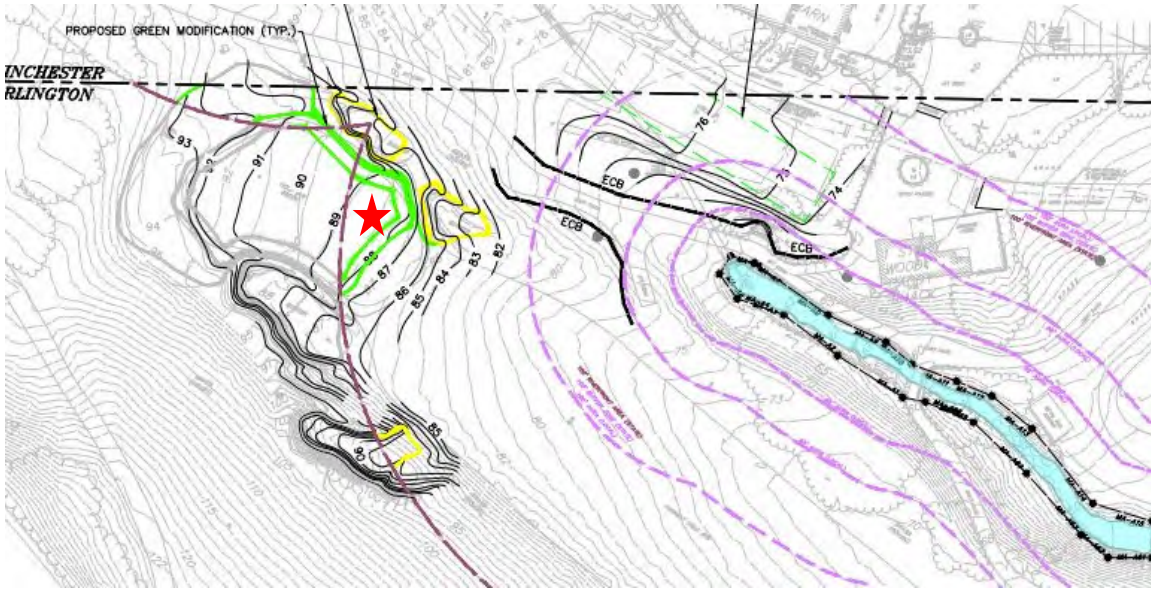


*In response to the first photograph provided in the Supplemental Information Letter, the Commission would like to consider a “no mow” zone at the Hole 18 fairway along the fairway side of the bank associated with Herbert Meyer Brook to mimic conditions on the other side of the Brook.*

**The photographs provided in the Supplemental Information Letter were intended to be representative of overall site conditions, which depicts the proximity of the existing managed areas to the Brook. Please see below for updates photographs of the existing conditions of the Hole 18 fairway and a representation of where the work is located on the plan set.**







*In regards to the Stormwater Management Memorandum, review the response provided to Standard Number 10, which references proposed BMP's although none are being added.*

**This was a typo; the response to Stormwater Standard 10: Prohibition of Illicit Discharges should read as "post-construction BMP's are not proposed".**

*Please provide a copy of the associated Winchester Order of Conditions and approved plans for review.*

**Please see attached for the Order of Conditions and associated plan set approved by the Winchester Conservation Commission.**



David Morgan, Environmental Planner + Conservation Agent  
Arlington Conservation Commission  
January 8, 2026  
Page 10

Sincerely,

BEALS AND THOMAS, INC.

A handwritten signature in black ink, appearing to read "Sarah W. Stearns", with a long horizontal flourish extending to the right.

Sarah W. Stearns, PWS  
Principal

Enclosures: Order of Conditions DEP File# 346-611, issued by Winchester Conservation Commission, dated December 11, 2025  
Plan Set Entitled "Winchester Country Club Course Renovations in Winchester, Massachusetts (Middlesex County)", revised per Town Comments December 1, 2025 in 6 pages

cc: Jim Simmons, General Manager, Winchester Country Club (via Email)  
MassDEP (via Email)

JYB/sws/mc/mac/068119LT002

\*-----\*

Official Receipt for Recording in:

Middlesex South Registry of Deeds  
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

WINCHESTER COUNTRY CLUB  
458 MYSTIC ST

WINCHESTER MA 01890

Recording Fees

Document Description	Number	Book/Page	Recording Amount
ORD	00154476	85014 292	\$105.00
			\$105.00

Collected Amounts

Payment Type	Amount
Cash	\$105.00
	\$105.00

Total Received :	\$105.00
Less Total Recordings:	\$105.00

Change Due :	\$ .00
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Thank You

MARIA C. CURTATONE - Register of Deeds

By: Odna H

Receipt#    Date    Time  
3146485    12/16/2025    02:20p

20-



2025 00154478

Bk: 85014 Pg: 292 Doc: ORD

Page: 1 of 20 12/16/2025 02:20 PM



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

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:  
 346-611 &  
 Winchester  
 Wetlands Bylaw  
 #611  
 MassDEP File #

eDEP Transaction #  
 Winchester  
 City/Town

**A. General Information**

**Please note:**  
 this form has  
 been modified  
 with added  
 space to  
 accommodate  
 the Registry  
 of Deeds  
 Requirements

1. From: Winchester  
Conservation Commission
2. This issuance is for  
 (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions
3. To: Applicant:

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



a. First Name Winchester Country Club b. Last Name \_\_\_\_\_

c. Organization 468 Mystic Street

d. Mailing Address Winchester

e. City/Town MA f. State 01890 g. Zip Code

4. Property Owner (if different from applicant):

Same as above

a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_

c. Organization \_\_\_\_\_

d. Mailing Address \_\_\_\_\_

e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_

5. Project Location:

4 Arlington Street Winchester

a. Street Address b. City/Town



**Massachusetts Department of Environmental Protection**  
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 Winchester  
 City/Town

22 1  
 c. Assessors Map/Plat Number d. Parcel/Lot Number  
 Latitude and Longitude, if known: 42d43921Nm s -71d16203Wm s  
 d. Latitude e. Longitude

### A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):  
 Middlesex So.  
 a. County 10458 b. Certificate Number (if registered land) 213  
 c. Book d. Page
7. Dates: 11/12/25 11/25/25 12/11/25  
 a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):  
 See attached page 2A  
 a. Plan Title
- b. Prepared By c. Signed and Stamped by
- d. Final Revision Date e. Scale
- f. Additional Plan or Document Title g. Date

### B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a. ☐ Public Water Supply b. ☐ Land Containing Shellfish c. ☒ Prevention of Pollution  
 d. ☐ Private Water Supply e. ☐ Fisheries f. ☒ Protection of Wildlife Habitat  
 g. ☒ Groundwater Supply h. ☐ Storm Damage Prevention i. ☐ Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

**Approved** subject to:

## **Final Approved Plans and Other Documents**

1. Notice of Intent, dated November 12, 2025.
2. Plans:
  - a. Winchester Country Club Course Renovations, Cover Sheet and Locus Map. Prepared by Beals and Thomas, Inc. Signed and stamped by Matthew Cote, PE. Dated December 1, 2025. Scale: NTS.
  - b. Sheet C1.0 Notes, References, Details and Legend. Prepared by Beals and Thomas, Inc. Signed and stamped by Matthew Cote, PE. Dated December 1, 2025. Scale: NTS.
  - c. Sheet C2.0 Index Plan. Prepared by Beals and Thomas, Inc. Signed and stamped by Matthew Cote, PE. Dated December 1, 2025. Scale: 1" = 250'.
  - d. Sheet C3.0 Site Plan. Prepared by Beals and Thomas, Inc. Signed and stamped by Matthew Cote, PE. Dated December 1, 2025. Scale: 1" = 40'.
  - e. Sheet C3.1 Site Plan. Prepared by Beals and Thomas, Inc. Signed and stamped by Matthew Cote, PE. Dated December 1, 2025. Scale: 1" = 40'.
  - f. Sheet C3.2 Site Plan. Prepared by Beals and Thomas, Inc. Signed and stamped by Matthew Cote, PE. Dated December 1, 2025. Scale: 1" = 40'.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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- a. ☐ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

## B. Findings (cont.)

Denied because:

- b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
3. ☐ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) \_\_\_\_\_ a. linear feet

**Inland Resource Area Impacts:** Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input checked="" type="checkbox"/> Bank	62 a. linear feet	62 b. linear feet	30 c. linear feet	30 d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	175 a. square feet e. c/y dredged	175 b. square feet f. c/y dredged	c. square feet	d. square feet
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet



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	Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8.	<input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
	Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9.	<input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
	Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
	Sq ft between 100- 200 ft	g. square feet	h. square feet	i. square feet	j. square feet

## B. Findings (cont.)

**Coastal Resource Area Impacts:** Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	a. square feet	b. square feet	c. $\frac{\text{cu yd}}{\text{nourishment}}$	d. $\frac{\text{cu yd}}{\text{nourishment}}$
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	c. $\frac{\text{cu yd}}{\text{nourishment}}$	d. $\frac{\text{cu yd}}{\text{nourishment}}$
15. <input type="checkbox"/> Coastal Banks	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet



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

**WPA Form 5 – Order of Conditions**

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20. ☐ Fish Runs

Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

21. ☐ Land Subject to Coastal Storm Flowage

a. c/y dredged

b. c/y dredged

a. square feet

b. square feet

22. ☐ Riverfront Area

a. total sq. feet

b. total sq. feet

Sq ft within 100 ft

c. square feet

d. square feet

e. square feet

f. square feet

Sq ft between 100-200 ft

g. square feet

h. square feet

i. square feet

j. square feet

**B. Findings (cont.)**

\* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☐ Restoration/Enhancement \*:

a. square feet of BVW

b. square feet of salt marsh

24. ☐ Stream Crossing(s):

a. number of new stream crossings

b. number of replacement stream crossings

**C. General Conditions Under Massachusetts Wetlands Protection Act**

**The following conditions are only applicable to Approved projects.**

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
  - a. The work is a maintenance dredging project as provided for in the Act; or
  - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid





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

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:

346-611 &

Winchester

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for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.

- c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on \_\_\_\_\_ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

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**C. General Conditions Under Massachusetts Wetlands Protection Act**

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]

"File Number                      346-611                      "



**Massachusetts Department of Environmental Protection**  
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11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.

---

**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.



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19. The work associated with this Order (the "Project")

- (1) ☐ is subject to the Massachusetts Stormwater Standards  
(2) ☒ is NOT subject to the Massachusetts Stormwater Standards

**If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:

- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
- ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
- iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;

**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the



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Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

- i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and
  - ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

---

**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
  2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and



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3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

**See attached Special Conditions 1 - 13.**

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.

## **D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No
2. The Winchester hereby finds (check one that applies):  
 Conservation Commission



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- a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. ☒ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Winchester Wetlands Bylaw

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See attached Special Conditions 1 - 13.

## E. Signatures



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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MassDEP File #

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**E. Signatures**

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

12/11/25  
1. Date of Issuance  
5  
2. Number of Signers

Signature [Signature]  
Signature Tracy Olson  
Signature [Signature]  
Signature [Signature]  
Signature [Signature]  
Signature \_\_\_\_\_  
Signature \_\_\_\_\_  
Signature \_\_\_\_\_

Printed Name THOMAS BOUAY  
Printed Name Tracy Olson  
Printed Name Martha Bay  
Printed Name William Band  
Printed Name Ann M. Store  
Printed Name \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Printed Name \_\_\_\_\_

☐ by hand delivery on

☒ by certified mail, return receipt requested, on

Date

Date

12/11/25



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

## **WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:

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### **F. Appeals**

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.





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## G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Winchester  
 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Winchester  
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

4 Arlington Street  
 Project Location

346-611  
 MassDEP File Number

Has been recorded at the Registry of Deeds of:

Middlesex So.  
 County

850 14  
 Book

292  
 Page

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date



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If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

**Special Conditions**  
**DEP File No. 346 - 611**  
**Winchester Wetlands Bylaw No. WWB – 611**

1. All work shall be undertaken as described in the Notice of Intent, attachments thereto and plans referred to herein, except to the extent modified by the following Special Conditions.
2. The Order of Conditions shall apply to any successor in interest or successor in control of the project.
3. The Applicant shall ensure that an individual designated “Site Superintendent” for the purposes of this Order of Conditions, or a designee, is present on-site at all times during which any earth-disturbing activity is conducted within the Buffer Zone and/or the resource areas. The Site Superintendent shall ensure that the Applicant complies with the conditions set forth herein. The Applicant shall notify the Commission in writing of the Site Superintendent’s name, address and business telephone number.
4. There shall be a preconstruction meeting, and the Applicant shall notify Conservation Administrator Elaine Vreeland at (781) 721-7152, [Eyreeland@winchester.us](mailto:Eyreeland@winchester.us), and Ann Storer at [Storerann@yahoo.com](mailto:Storerann@yahoo.com) at least five business days prior to the commencement of construction that all tree protection and erosion control measures have been installed, so that the Administrator or Commissioner may inspect and approve their location and sufficiency, and to ensure that all conditions of the Order are understood.
5. Members and agents of the Conservation Commission shall be permitted to enter upon and inspect the premises during regular construction hours and at other times upon reasonable notice, to evaluate compliance with the provisions of this Order of Conditions. Members and agents shall notify the Site Superintendent of their presence and shall observe any reasonable requests by the Site Superintendent regarding their presence in construction areas.
6. The Applicant shall complete all work in strict compliance with the project plans. Any deviation from said plans or field conditions shall be reported to the Conservation Commission in order in writing for the Commission to decide as to whether or not the deviation(s) taken singularly or taken as a whole require an amendment to this Order of Conditions, or a new filing.

7. The Applicant shall furnish the construction contractor(s) with a copy of this Order of Conditions, the Notice of Intent and all attachments thereto (including, without limitation, any plans and specifications submitted therewith), to be kept on-site by the construction contractor until the issuance of a Certificate of Compliance. The Applicant shall obtain the construction contractor's written acknowledgement that it has read and understands this Order of Conditions. The Conservation Administrator and members of the Conservation Commission will be available to answer any questions that may arise concerning the requirements and provisions of this Order of Conditions. This Order of Conditions shall be annexed to and included in all construction contracts and subcontracts which are subject to this Order of Conditions. A copy of the contractor's certification shall be delivered to the Commission prior to the commencement of work.
8. The Applicant shall install and maintain suitable erosion control at the limit of work line, to the satisfaction of the Commission or its agent. These erosion control measures shall remain in place until all earth work is completed and exposed areas are revegetated, or until the Commission issues a written determination that any or all parts of these controls are no longer necessary.
9. The Applicant shall immediately correct and control any erosion problems occurring on the site during the course of construction and shall implement any further erosion and sedimentation controls found to be necessary by the Conservation Commission during the course of construction.
10. In the event that during the course of work, the Applicant uncovers soils appearing to contain any of the following: ash; domestic or industrial refuse or debris; stained soils; materials containing oil, hazardous substances, or hazardous waste as defined in applicable federal, state and local statutes, regulations and bylaws; construction fill or debris; animal hides or the remains thereof; any other solid or liquid waste bearing material, then the Site Superintendent shall (i) cease all activity in the areas surrounding such exposed soils, (ii) contact the Conservation Administrator, the assigned Commissioner, the Board of Health, (iii) stake straw bales around and suitably cover the area of suspect soils to

prevent erosion or leaching from such area, and (iv) secure the area of suspect soils against intrusion. At the discretion of the Conservation Commission, the Applicant shall obtain such sampling and laboratory analysis as the Commission deems necessary to characterize the suspect soils. Any work to be done shall be in accordance with the Massachusetts Contingency Plan. This Order of Conditions may be amended thereafter to require such further action(s) by the Applicant as the Conservation Commission deems necessary, in light of such soil analysis, to protect the interests of the Wetlands Protection Act, the Winchester Wetland Bylaw, or the public health and welfare.

11. The Applicant shall submit proof to the Commission that the Order of Conditions has been recorded prior to the commencement of work.
12. All pesticides within the 100' buffer zone to a resource area, or within a resource area, shall be used in conformity with the product label and state law. Any applicator hired by the Applicant shall be licensed by the state. No fertilizer, pesticides or herbicides shall be used within 25' of a resource area. In the remainder of the 100' buffer zone, only fertilizers with water insoluble nitrogen shall be used, and their use shall be kept to a minimum. No fertilizer with phosphorus shall be used. This condition shall be ongoing and shall appear in the Certificate of Compliance.
13. The following information shall be submitted with the Request for Certificate of Compliance as appropriate: (Please contact the Conservation office)
  - a. A certification from a Massachusetts Registered Professional (Civil) Engineer stating that construction complies in all respects with this Order of Conditions and setting forth deviations, if any exist.
  - b. Final Reports, As-Built Plans. Upon completion of the work, two sets of field surveyed final as-built site plans prepared, signed and stamped by a Massachusetts Registered Professional Land Surveyor or a Massachusetts Registered Professional (Civil) Engineer and include the following information: The Engineer may include additional information not set forth herein when deemed reasonably necessary:
  - c.
    - i. Rim elevation, location, size, length, slope, type, and inverts and outlets for all drainage structures and pipes, including roof drains;
    - ii. Location of all building footprints and lot lines;

- iii. Location of all driveways, walkways, patios, retaining walls, pools, and other impervious surfaces;
- iv. Applicant shall provide an Elevation Certificate stamped by a Registered land Surveyor documenting conditions post construction. The Elevation Certificate shall be submitted to the Town of Winchester prior to the closeout of the building permit.
- v. In addition, the as-built plans shall meet the requirements of Section 5.8d of the Rules and Regulations Regarding the Use of Public Sewer and Storm Drain Regulations in the Town of Winchester, Massachusetts, be stamped by a Project Engineer accompanied by a certification that:

*Based on site observations by myself or an employee under my direct supervision and/or based on information provided by a registered land surveyor, I hereby certify that all grading, stormwater management systems, water, sewer and other utilities have been constructed in substantial conformance with the approved plans, except as noted herein. I further certify that the drainage and stormwater management system, as constructed, will operate (1) as designed by the engineer of record and (2) as approved by the Town."*

- d. Recording. Applicants shall record the As-Built Plans at the Middlesex County Registry of Deeds with the Certificate of Compliance within 30 days of the completion of the project.



# WINCHESTER COUNTRY CLUB COURSE RENOVATIONS IN WINCHESTER, MASSACHUSETTS (Middlesex County)

## OWNER/APPLICANT

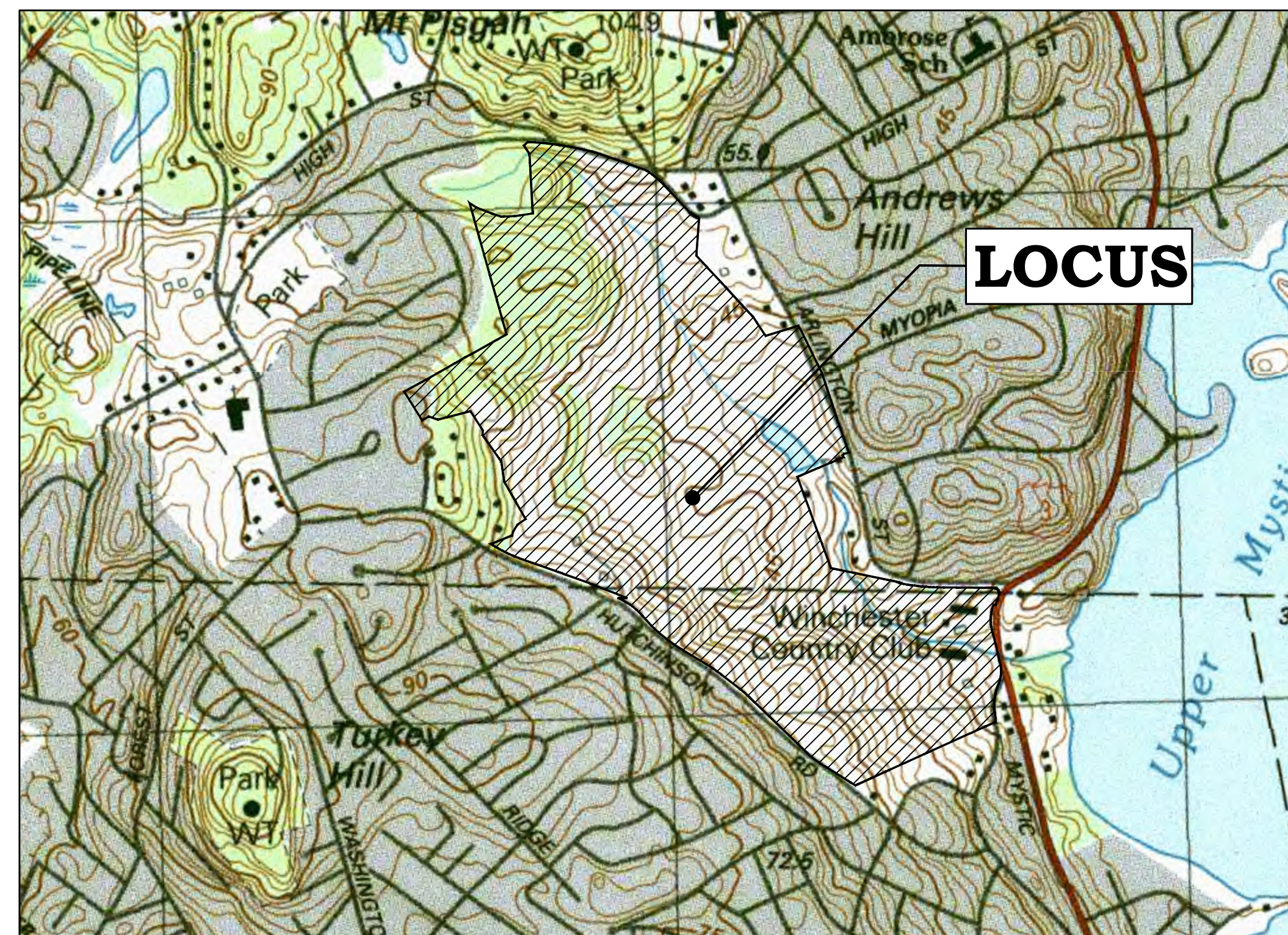
Winchester Country Club  
468 Mystic Street  
Winchester, Massachusetts 01890

## CIVIL ENGINEER/SURVEYOR/ WETLAND SCIENTIST

Beals and Thomas, Inc.  
144 Turnpike Road  
Southborough, Massachusetts 01772

## GOLF COURSE ARCHITECT

A.H. Green Design  
P.O. Box 533  
Forest Hill, Maryland 21050



**Locus Map**  
Scale: 1" = 750'



## SHEET INDEX

	Cover Sheet
C1.0	Notes, References, Details & Legend
C2.0	Index Plan
C3.0-3.2	Site Plan

Issued For Permitting - November 12, 2025  
Revised Per Town Comments - December 1, 2025



Job No.: 0681.19  
Plan No.: 068119P016A-001  
Sheet 1 of 6



GENERAL NOTES

1. MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS.
4. PORTIONS OF THE ROADWAY, SIDEWALK, AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO DISTURBANCE. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
6. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DRAWINGS.
7. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
8. CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A TRENCH PERMIT PRIOR TO ANY TRENCHING ON SITE IN ACCORDANCE WITH 520 CMR 14.00.
9. FOR DRAWING LEGIBILITY, EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON DRAWINGS. REFER TO REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

LAYOUT AND MATERIALS NOTES

1. VERIFY CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION.
2. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

DEMOLITION NOTES:

1. INSTALL CONSTRUCTION FENCING, BARRIERS, OR OTHER APPROPRIATE SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY. MAINTAIN FENCING, BARRIERS, OR OTHER APPROPRIATE SAFETY MEASURES THROUGHOUT DURATION OF CONSTRUCTION.
2. BACKFILL EXCAVATIONS RESULTING FROM DEMOLITION ACTIVITIES. BACKFILL SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT FUTURE IMPROVEMENTS, IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND AS APPROVED BY OWNER'S GEOTECHNICAL ENGINEER AND/OR LICENSED SITE PROFESSIONAL. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
3. EXPLOSIVES SHALL NOT BE USED WITHOUT WRITTEN CONSENT OF BOTH THE OWNER AND AUTHORITIES HAVING JURISDICTION. PERMITS AND EXPLOSIVE CONTROL MEASURES REQUIRED BY FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO UTILIZING EXPLOSIVES. THE CONTRACTOR IS RESPONSIBLE FOR REQUIRED INSPECTION AND VIBRATION TESTING.
4. CONDUCT DEMOLITION ACTIVITIES TO MINIMIZE INTERFERENCE WITH ADJACENT ROADWAYS AND SIDEWALKS. STREET CLOSURE PERMITS SHALL BE RECEIVED FROM THE MUNICIPALITY PRIOR TO THE COMMENCEMENT OF ANY STREET CLOSING OR DEMOLITION ACTIVITIES IN PUBLIC RIGHTS-OF-WAY.
5. DO NOT EXTEND DEMOLITION ACTIVITIES AND EQUIPMENT STORAGE BEYOND THE LIMIT OF WORK WITHOUT WRITTEN PERMISSION OF THE OWNER AND THE MUNICIPALITY.
6. RETURN ADJACENT AREAS TO PRE-DEMOLITION CONDITIONS. UPON COMPLETION OF DEMOLITION ACTIVITIES, REMOVE DUST AND DEBRIS CAUSED BY DEMOLITION ACTIVITIES FROM ADJACENT AREAS.
7. DISPOSE DEMOLITION WASTES AND DEBRIS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. MAINTAIN RECORDS OF DISPOSAL ACTIVITIES AND PROVIDE RECORDS TO THE OWNER UPON REQUEST.
8. MAINTAIN A RECORD SET OF PLANS THAT INDICATE THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. PROVIDE THE RECORD SET OF PLANS TO THE OWNER AND ENGINEER UPON COMPLETION OF THE WORK.

GRADING, DRAINAGE AND UTILITY NOTES

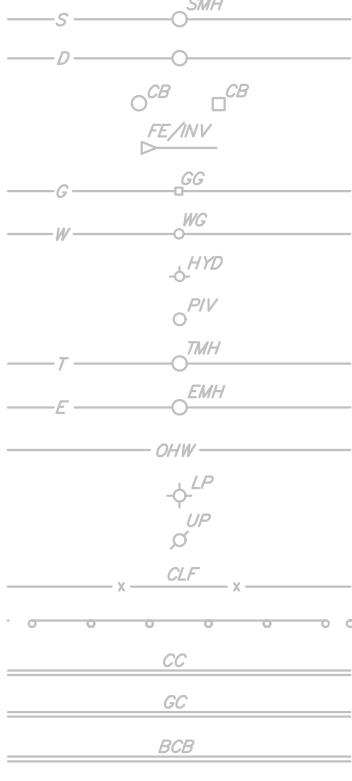
1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.
2. SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS TO BE PREPARED FOR THIS PROJECT.
3. VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH COULD BE AFFECTED.
4. WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE MUNICIPALITY OR AUTHORITIES HAVING JURISDICTION.
5. AT LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, SAWCUT THE EDGE OF THE EXISTING CURB OR PAVEMENT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE AREAS TO DRAIN.
6. VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
7. SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDING OR PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH GRADE AND/OR SURFACE PAVING. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, ACCURATELY DETERMINE THE LOCATION, ELEVATION AND SIZE OF THE UTILITY WITHOUT DELAY AND FURNISH THE INFORMATION TO THE OWNER AND ENGINEER FOR RESOLUTION.
9. ADJUST UTILITY COVERS, GRATES, ETC. TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.
15. PROVIDE MINIMUM FIVE (5) FEET OF COVER FOR WATER LINES.
16. PROTECT UNDERGROUND UTILITIES FROM EXCESSIVE LOADS DURING CONSTRUCTION. RESTORE UTILITIES TO ORIGINAL CONDITION IF DAMAGE RESULTING FROM CONSTRUCTION LOADS OCCURS.
17. PERFORM EXCAVATION WITHIN THE PROXIMITY OF EXISTING UTILITY LINES BY HAND. REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
18. REMOVE EROSION AND SEDIMENT CONTROL BARRIERS AFTER RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS, FOLLOWING APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.
19. WETLANDS SHALL REMAIN UNDISTURBED; NO ENCROACHMENT PERMITTED.

STABILIZATION NOTES

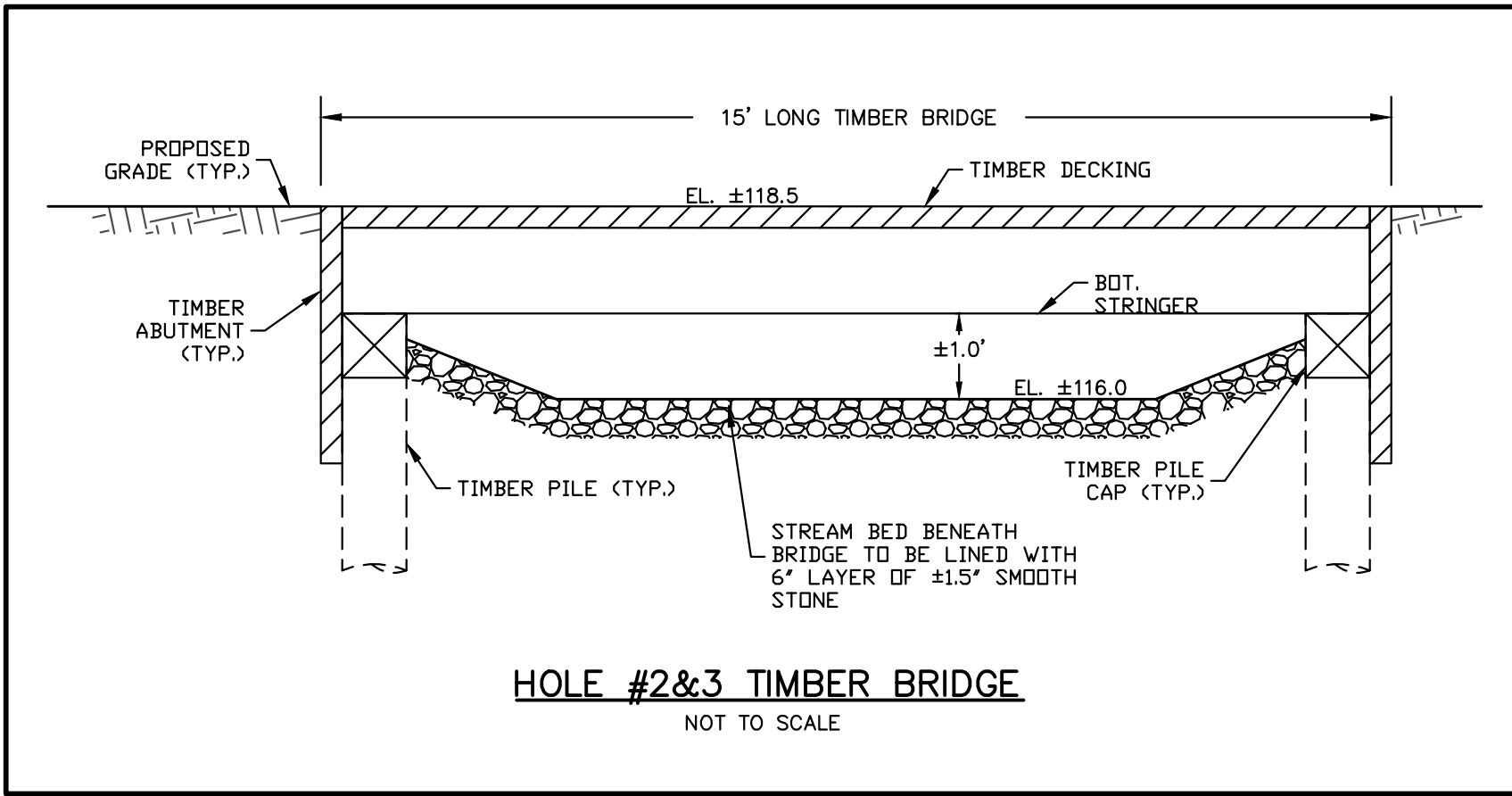
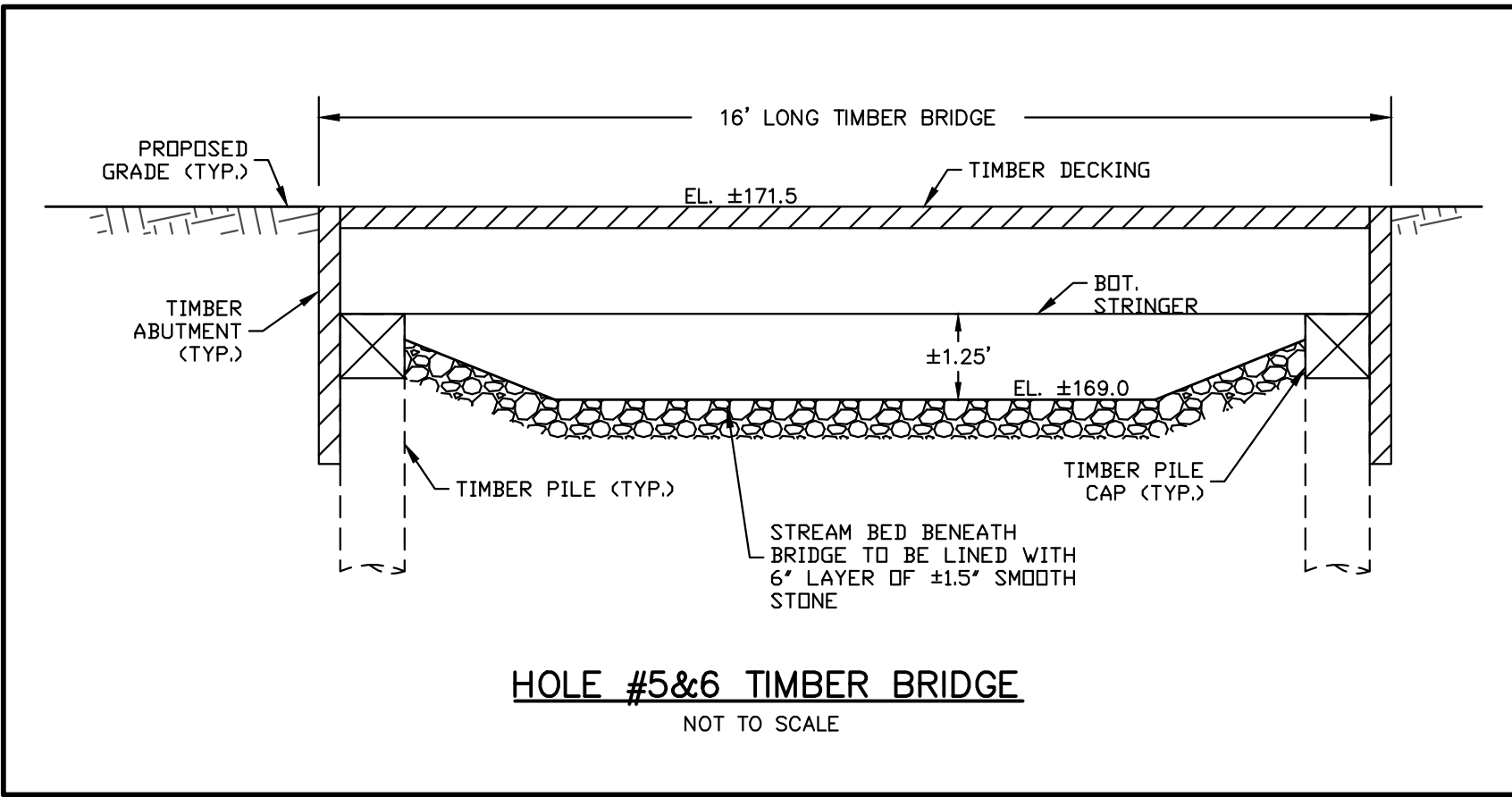
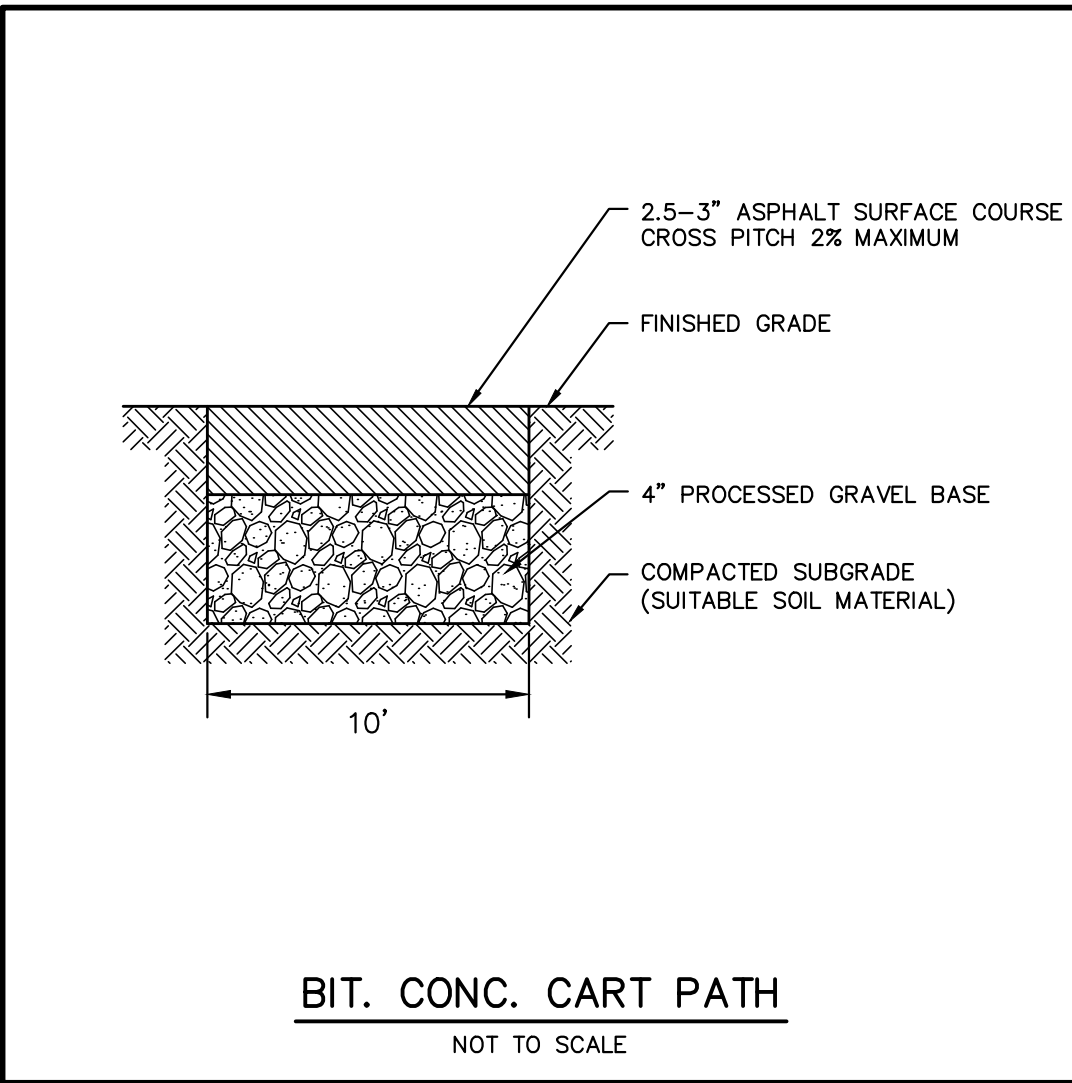
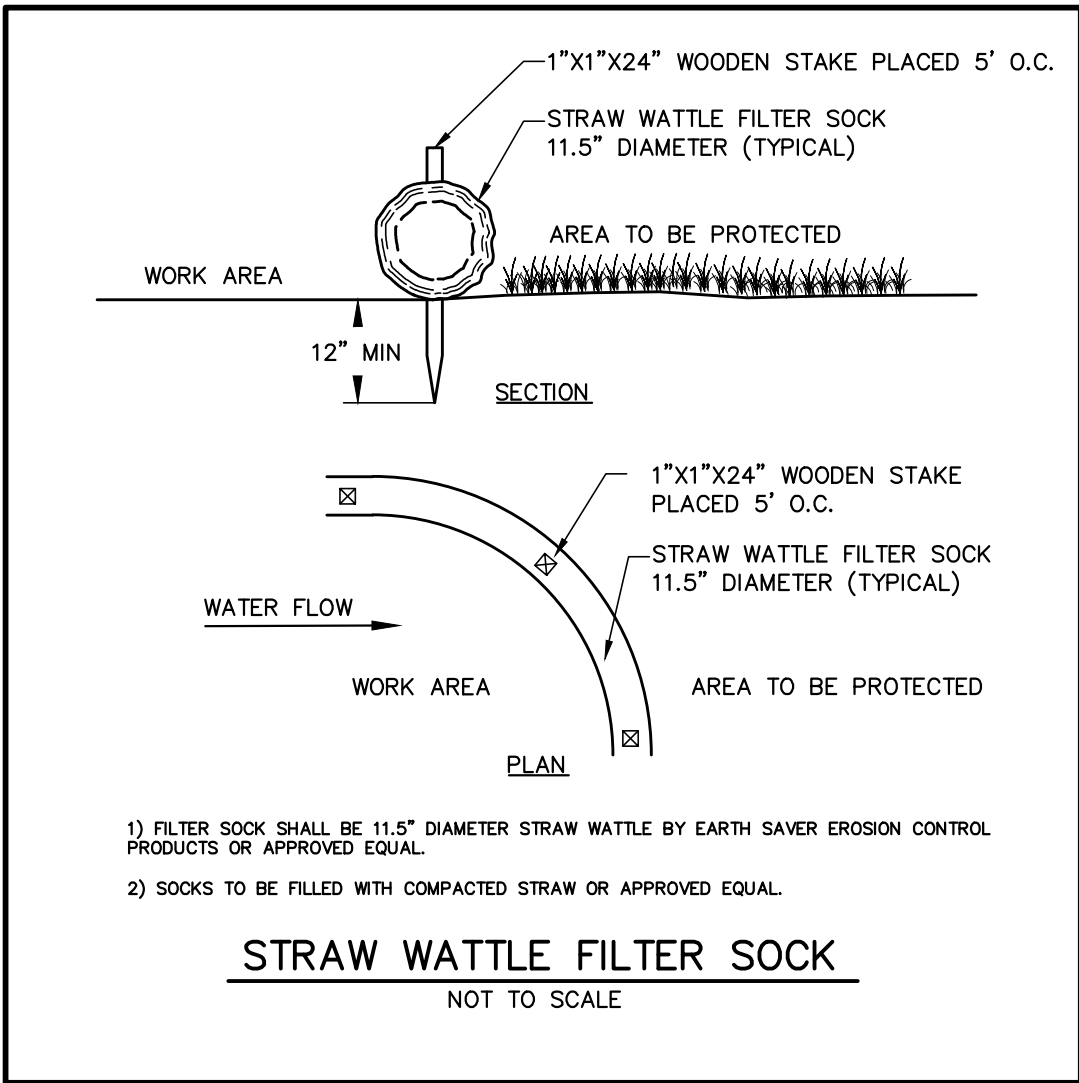
1. LOAM AND SEED DISTURBED AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS. INSTALLATION OF STABILIZATION MEASURES WILL BE COMPLETED AS SOON AS PRACTICABLE, BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED.
2. REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS. LOAM AND SEED THE DISTURBED AREA.
3. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHALL BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
4. FURNISH TOPSOIL AS NEEDED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
5. SPREAD TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) INCHES ON STRIPPED VEGETATED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS, AND PLANTING BEDS AFTER EARTH FILLS HAVE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE PROVIDED TO FINISHED GRADES AS INDICATED ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.
6. REMOVE ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
7. SOW PLANTING SEED SHALL IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
8. AFTER SEEDING, EVENLY RAKE THE SURFACE WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.
9. PROVIDE SUFFICIENT HOSE AND SPRINKLER HEADS TO ACCOMMODATE WATERING REQUIREMENTS BELOW.
10. WATER THE MULCH AND SEEDED AREAS THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING AND SEEDING OPERATIONS. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES. PROVIDE INSTRUCTION TO OWNER'S REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.
11. IF ANY AREAS OF SEEDING DO NOT SHOW A PROMPT "CATCH", RESEED THESE AREAS AT THE SAME RATE AND IN THE SAME MANNER IN TEN (10) DAY INTERVALS. CONTINUE THIS RESEEDING PROCESS UNTIL GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
12. PROTECT NEWLY TOPSOILED, GRADED, AND/OR SEEDED AREAS FROM VEHICLES AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
13. PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES; MAINTAIN THESE PROTECTIONS FOR AT LEAST THIRTY (30) DAYS.
14. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO THE SPECIFIED GRADES AND TOLERANCES.

LEGEND AND ABBREVIATIONS

EXISTING PROPOSED



- SEWER LINE/MANHOLE
- DRAIN LINE/DRAIN CLEANOUT
- AREA DRAIN
- FLARED END/INVERT
- GAS LINE/GATE
- WATER LINE/GATE
- HYDRANT
- POST INDICATOR VALVE
- TELEPHONE LINE/MANHOLE
- ELECTRIC LINE/MANHOLE
- OVERHEAD WIRE
- LIGHT POLE
- UTILITY POLE
- CHAIN LINK FENCE
- GUARDRAIL/GUIDERAIL
- CONCRETE CURB
- GRANITE CURB
- BITUMINOUS CONCRETE BERM
- TREE
- TREE LINE
- STONE WALL
- RIPRAP
- BUILDING
- BANK/BANK FLAG
- WETLAND FLAG
- 100' BUFFER ZONE
- EROSION CONTROL BARRIER
- MINOR CONTOUR
- MAJOR CONTOUR
- WATER
- GREEN MODIFICATION
- TEE BOX MODIFICATION
- BUNKER MODIFICATION



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PREPARED FOR:

**WINCHESTER  
COUNTRY CLUB**

468 MYSTIC STREET  
WINCHESTER, MA 01890

RECORD OWNER:

**WINCHESTER  
COUNTRY CLUB**

104528/213



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PROJECT:

**WINCHESTER  
COUNTRY CLUB**

WINCHESTER,  
MASSACHUSETTS

SCALE: N/A DATE: NOVEMBER 12, 2025

**NOTES, REFERENCES,  
DETAILS AND  
LEGEND**

B+T JOB NO.0681.19

B+T PLAN NO.  
068119P019A-002

**C1.0**





MASSACHUSETTS STATE PLANE (NAD83 2011) (EPOCH 2010)

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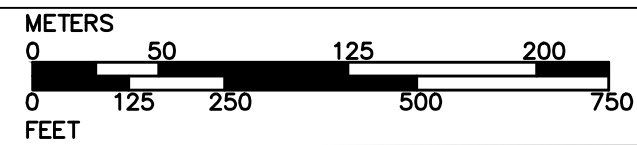
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**WINCHESTER COUNTRY CLUB**  
WINCHESTER, MASSACHUSETTS

SCALE: 1" = 250' DATE: NOVEMBER 12, 2025



**INDEX PLAN**

B+T JOB NO.0681.19	<b>C2.0</b>
B+T PLAN NO. 068119P016A-003	

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

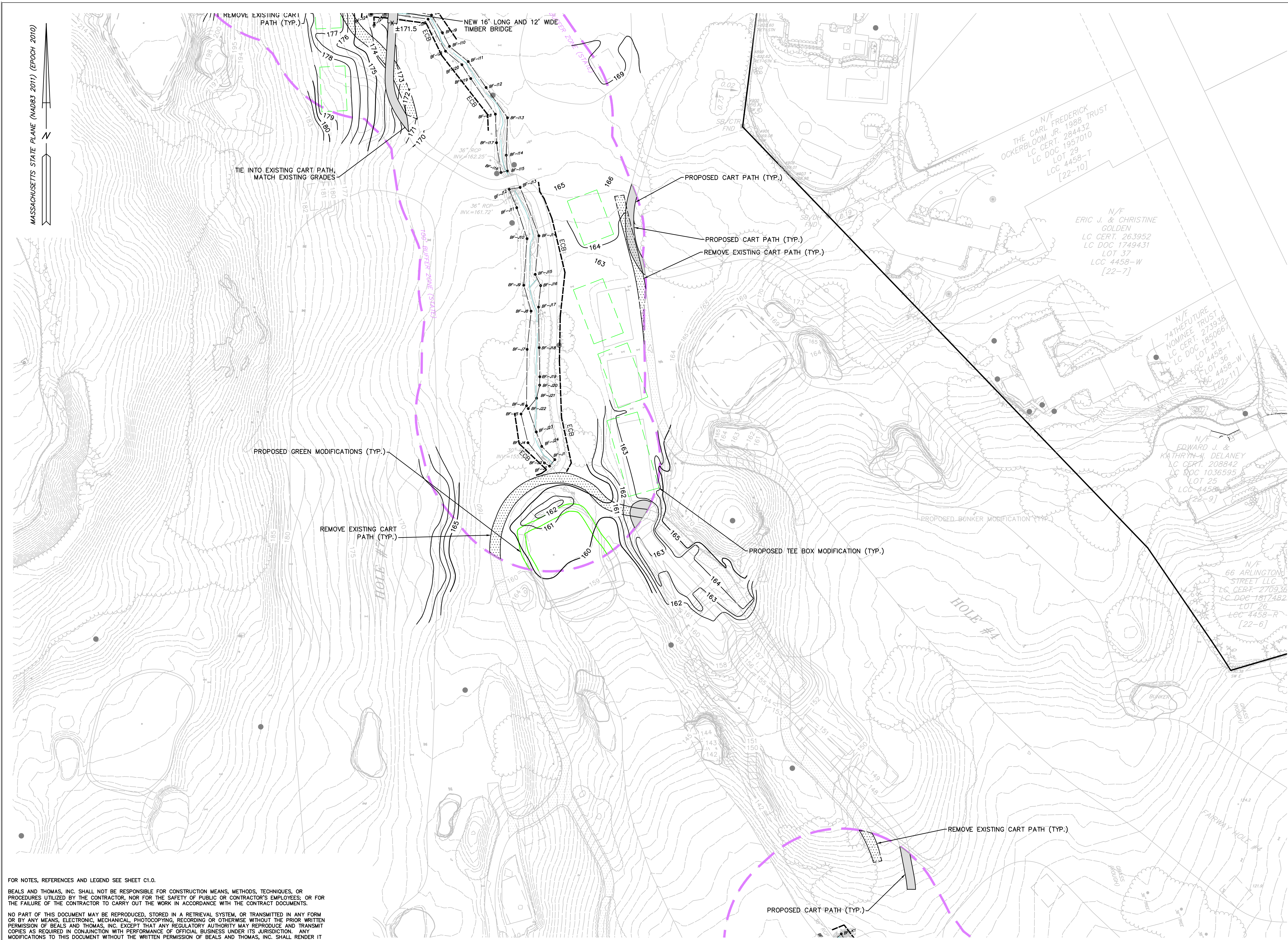
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PROJECT:

**WINCHESTER COUNTRY CLUB**

WINCHESTER, MASSACHUSETTS

SCALE: 1" = 40' DATE: NOVEMBER 12, 2025

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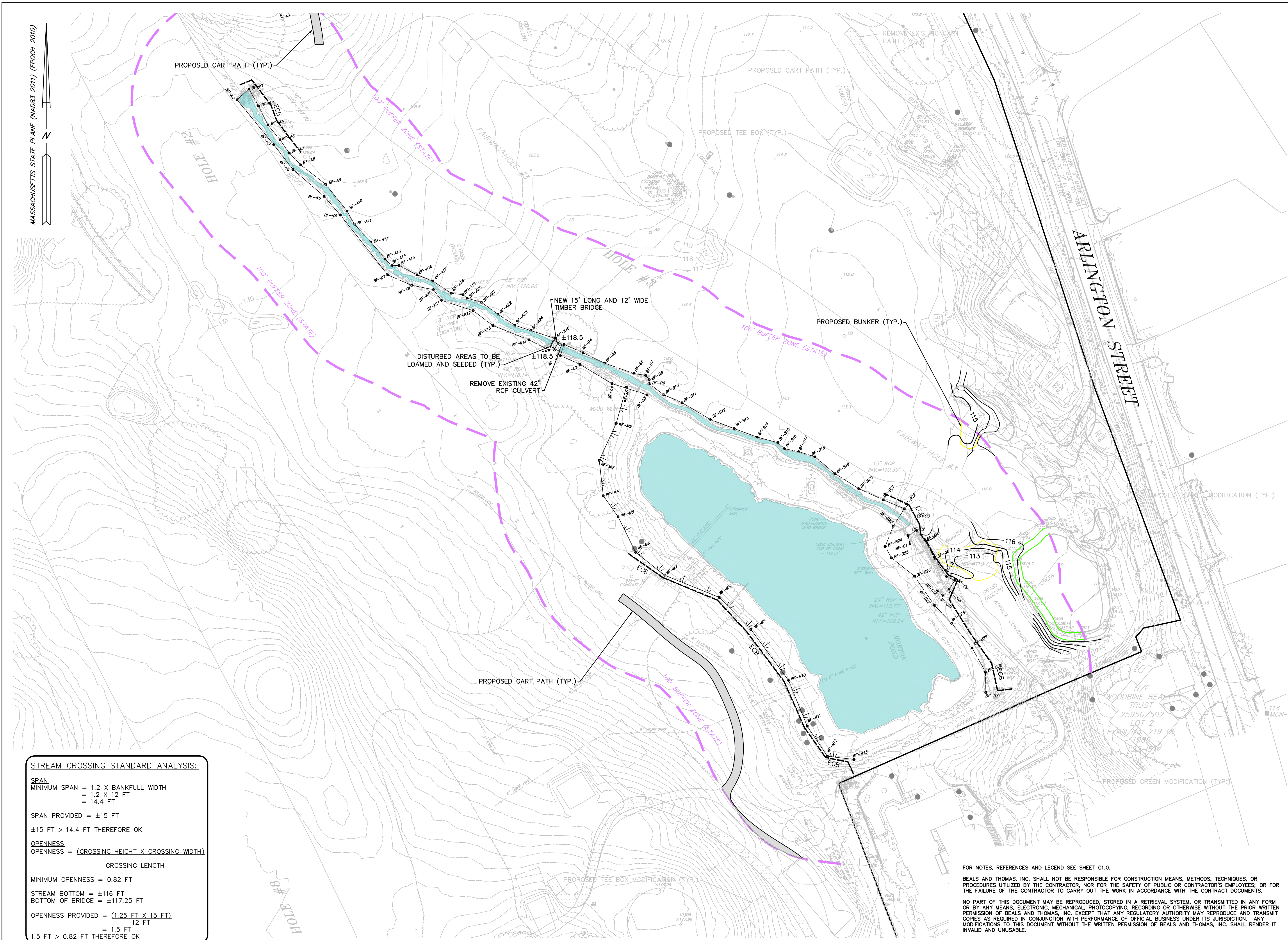
**SITE PLAN**

B+T JOB NO.068119

B+T PLAN NO. 068119P016A-005

**C3.1**





**STREAM CROSSING STANDARD ANALYSIS:**

SPAN  
MINIMUM SPAN = 1.2 X BANKFULL WIDTH  
= 1.2 X 12 FT  
= 14.4 FT

SPAN PROVIDED = ±15 FT

±15 FT > 14.4 FT THEREFORE OK

OPENNESS  
OPENNESS = (CROSSING HEIGHT X CROSSING WIDTH)  
CROSSING LENGTH

MINIMUM OPENNESS = 0.82 FT

STREAM BOTTOM = ±116 FT  
BOTTOM OF BRIDGE = ±117.25 FT

OPENNESS PROVIDED = (1.25 FT X 15 FT)  
12 FT  
= 1.5 FT

1.5 FT > 0.82 FT THEREFORE OK

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**SITE PLAN**

B+T JOB NO.0681.19

B+T PLAN NO.  
068119P016A-006

**C3.2**