

Applicant: Mink Street Realty Trust

ORDER OF CONDITIONS

Seekonk General Wetland Protection By-Law

From SEEKONK CONSERVATION COMMISSION Issuing Authority.

To Mink Street Realty Trust, c/o Joseph Vieira Joseph D. Anthony & E. Irene Anthony
(Name of person making request) (Name of property owner)

Address 485 No. Main St., Fall River, MA 02720 Address 99 Mauran Avenue, East Prov., RI 02914

This Order is issued and delivered as follows:

_____ by hand delivery to applicant or representative making request on _____ (date)
X by certified mail, return receipt requested on January 28, 2003 (date)

This project is located at Mink Street, Plat 8, Lot 23

The property is recorded at the Registry of Deeds, Bristol County North.
Book 1505 Page 1121 Certificate (if registered) N/A

The Notice of Intent for this project was filed on 11/7/02 (date)

The public hearing was closed on January 27, 2003 (date)

Findings

The Seekonk Conservation Commission has reviewed the above-referenced Notice of Intent and plans and has held a public hearing on the project. Based on the information available to the Conservation Commission at this time, the Conservation Commission has determined that the area on which the proposed work is to be done is significant to the following interests in accordance with the Presumptions of Significance set forth in the regulations for each Area Subject to Protection Under the Seekonk General Wetland Protection Bylaw and Regulations (check as appropriate):

- Public water supply
- Private water supply
- Ground water supply
- Flood control
- Storm damage prevention
- Prevention of pollution
- Land containing shellfish
- Fisheries
- Protect. of Wildlife Habitat

Therefore, the Seekonk Conservation Commission hereby finds that the following conditions are necessary, in accordance with the Performance Standards set forth in the regulations, to protect those interests checked above. The Seekonk Conservation Commission orders that all work shall be performed in accordance with said 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.

General Conditions

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, by-laws 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 Massachusetts Wetlands Protection 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 and both that date and the special circumstances warranting the extended time period are set forth in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to one year each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. Any fill used in connection with this project shall be clean fill, containing 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.
7. No work shall be undertaken until any appeal proceedings have been completed.
8. **No work shall be undertaken until the Final Order 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 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 Seekonk Conservation Commission on the form at the end of this Order prior to the commencement of the work.
9. Upon completion of the work described herein, the applicant shall forthwith request in writing that a Certificate of Compliance be issued stating that the work has been satisfactorily completed.
10. The work shall conform to the following plans and special conditions:

Plans: Site Plan of the proposed self storage facility on Mink Street, plans signed by Alexander Gorodetsky

11. Any change to the plans identified in Condition #10 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.
12. The Agent or members of the Conservation Commission 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 for that evaluation.

13. 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.
14. Prior to the commencement of any work on the site:
 - a. The applicant shall inform the Seekonk Conservation Commission in writing of the name, address, business and home telephone number of the project supervisor who will be responsible for insuring on-site compliance with this Order.
 - b. The Seekonk Conservation Commission shall be notified of the date upon which construction activities on the site will commence at least 2 business days before work begins by letter or telephone (508) 336-2944.
 - c. The border of the resource areas on the site shall be clearly marked in the field by stakes or flags placed at 25 foot intervals. A continuous barrier shall be established between the work area and the designated Resource Areas, including those areas of proposed replication. The barrier shall consist of a hay/straw bale dike or acceptable alternative as specified on the approved plans.
15. The Seekonk Conservation Commission may, at their discretion, require an as-built plan, signed and stamped by a professional engineer or land surveyor registered in the Commonwealth of Massachusetts further to General Condition #11.
16. Failure to comply with General Condition #8, shall be deemed cause to revoke these Orders of Condition. As an alternative, the Commission may record this Order in the Registry and charge the applicant the cost of recording.
17. The limit of work shall be as shown on plan presented and approved at the meeting.
18. (See attached additional conditions.)

EROSION CONTROL NOTES:

1. Erosion and sediment control measures shall be installed by contractor, and approved by the Seekonk Conservation Commission prior to any removal of deleterious material and initiation of construction. Stabilization of all regraded and soil stockpile areas will be initiated and maintained during all phase of construction. All exposed areas not built upon or paved shall be stabilized immediately upon completion of the grading operation. A straw mulch shall be used to minimize erosion during the growing period.
2. All erosion control measures are to be maintained and upgraded as required to achieve proper sediment control during construction.
3. Additional control measures will be installed during construction period if deemed necessary by the Town of Seekonk authorized agent.
4. Stockpiles of any material shall be surrounded by an appropriate sediment barrier (silt fence). Stockpiles to be left bare for more than 15 days shall be stabilized with temporary vegetation or mulch.
5. The contractor shall be responsible for dust control and wind erosion throughout the life of the project. Dust control shall include, but is not limited to sprinkling of water on exposed soils and haul roads (no calcium chloride may be used for dust control). Contractor shall control dust to prevent hazard to the traffic on adjacent roadways.
6. If final grading is to be delayed for more than thirty days after land disturbances cease, temporary vegetation or mulch shall be used to stabilize soils.
7. Contractor shall be assigned the responsibility of implementing this construction management measures. This responsibility includes the installation and maintenance of control measures, informing all parties encased on the construction site of the requirements and objectives of the plan, and notifying the proper town agency of any transfer of this responsibility.

CONSTRUCTION SEQUENCE:

1. Installation of silt fence for erosion control as directed by the Conservation Commission
2. Removal of abandoned vehicles and construction equipment from site.
3. Removal of construction debris/materials in the vicinity of the wetland perimeter and stockpiling of the same into existing piles of material for the immediate processing. All material unsuitable for processing to be disposed off site. (See note 4. of erosion control notes).
4. Any deleterious material and/or construction equipment located in wetlands shall be carefully removed with minimal disturbance. Exact removal procedure will depend upon location and type of debris and shall be approved by the conservation commission.
5. On site crusher installation and processing of the above material into processed gravel base aggregate.
6. Partial removal from the site of processed material. Remainder to be used for building construction purposes.
7. Excavation for the building foundations and foundation construction up to grade.
8. Turn—key construction of the buildings.
9. Excavation of the existing pavement and dirt areas for the porous pavement construction.
10. Construction of porous pavement underlying courses and subdrains.
11. Construction of open graded friction course and resurfacing portion of the existing driveway
12. Construction of 6' tall chain link fence as shown on the plan

Issued by Seekonk Conservation Commission

Signatures Richard C. Wallace
[Signature]
Warren P. Leach
Christopher Clegg

A. J. King
John Goassee

This Order must be signed by a majority of the Conservation Commission.

On this 27 day of January 2008, before me personally appeared Richard C Wallace to me known to be the person described in, and who executed, the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Wahlene T. Siconio
(Notary Public/Justice of the Peace) Wahlene T. Siconio

January 9, 2008
(My Commission Expires)

The applicant, the owner, and any person aggrieved by this Order, which the proposed work is to be done of the city or town in which such land is located, are hereby notified of their right to appeal this Order by filing an appeal in Superior Court and with the Town Clerk of Seekonk within 60 days of this decision.

Detach on dotted line and submit to the Seekonk Conservation Commission prior to commencement of work.

To Seekonk Conservation Commission Issuing Authority.

Please be advised that the Order of Conditions for the project a Mink Street, Plat 8, Lot 23, File Number SE 69-509 has been recorded at the Registry of Deeds, Bristol County, North, and has been noted in the chain of title of the affected property in accordance with General Condition 8 on 20 .

If recorded land, the instrument number which identifies this transaction is .

If registered land, the document number which identifies this transaction is .

Signature _____ Applicant.