



Strathmore Mill Complex Demolition Project
MassDEP File #229-0253
8 and 20 Canal Road, Montague, Massachusetts

**Request for Certificate of
Compliance (RCOC)**

Town of Montague

May 2026



M-500312A-01.02
May 13, 2026

Montague Conservation Commission
One Avenue A
Turners Falls, MA 01376

**Re: Request for Certificate of Compliance (MassDEP File #229-0253)
Strathmore Mill Complex Demolition Project (Montague, MA)**

Dear Members of the Commission:

On behalf of Town of Montague (Town), Tighe & Bond respectfully requests the issuance of a Certificate of Compliance (COC) for the expired Order of Conditions (OOC) issued on April 13, 2019 (MassDEP File #229-0253) for the demolition of the Strathmore Mill Complex located at 8 and 20 Canal Road in the village of Turners Falls, Montague, Massachusetts. The OOC expired before work commenced at the Project Site. A copy of WPA Form 8A Request for Certificate of Compliance is provided in Attachment A and a copy of the final approved Project Drawings are provided in Attachment B. A copy of the recorded Order of Conditions is provided in Attachment C.

Project Background

The purpose of this project was to demolish five (5) dilapidated buildings and ancillary structures associated with the Mill Complex to limit the potential for harm to public health, safety, and the environment that could occur in the event of an uncontrolled building collapse. Buildings #3, #5/5A, #6/6A, #7, and #8, the Smokestack located in the courtyard, and the Loading Dock attached to Building #3 were scheduled for demolition. Tailrace #3 beneath Building #3 was also scheduled for capping and closure in situ. The OOC permitted activities within Bordering Land Subject to Flooding (BLSF), as well as the 200-foot Riverfront Area to the Connecticut River.

Summary

The OOC expired prior to the commencement of work due to insufficient funding at the time. The Town respectfully requests a Certificate of Compliance (COC) to close out the expired OOC prior to the issuance of a new OOC for an increased scope of work for demolition. We appreciate your review of this request at your next public meeting. If the Commission has any questions, please contact Lucas Acaba by phone at (413) 572-3254 or by email at lacaba@tighebond.com, or me at Melissa Coady by phone at (413) 572-3224 or by email at mpcoady@tighebond.com.

Respectfully yours,
Tighe & Bond, Inc.

A handwritten signature in black ink, appearing to read "Melissa P. Coady".

Melissa P. Coady
Senior Project Manager

Enclosures
Copy: Walter Ramsey, Town of Montague

53 Southampton Road
Westfield, MA 01085

TIGHEBOND.COM

T 413.562.1600

**Tighe &
Bond**

**Attachment A:
WPA Form 8A**





WPA Form 8A – Request for Certificate of Compliance

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

Provided by DEP

A. Project Information

Important:

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Name _____

Mailing Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Applicant _____

Dated _____ DEP File Number _____

3. The project site is located at:

Street Address _____ City/Town _____

Assessors Map/Plat Number _____ Parcel/Lot Number _____

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different) _____

County _____ Book _____ Page _____

Certificate (if registered land) _____

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

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

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



**Attachment B:
Final Approved Project Drawings**

STRATHMORE MILL COMPLEX DEMOLITION AND ABATEMENT DESIGN TURNER FALLS, MASSACHUSETTS

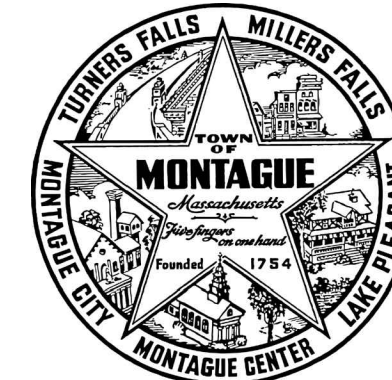
APRIL 2019 - PERMITTING SUBMISSION

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
	COVER
G-000	GENERAL NOTES, LEGEND
G-001	PHOTO LOCATION PLAN
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-200	SITE BACKFILL AND CONCEPTUAL GRADING PLAN
C-300	SITE DETAILS
S-000	STRUCTURAL NOTES AND DETAILS
S-101	SECTION A LOOKING PROJECT WEST
S-102	SECTION B LOOKING PROJECT WEST
S-103	BUILDINGS 5 AND 6 LOOKING PROJECT NORTH
S-104	TAILRACE #3 CLOSURE DETAILS
S-201	RETAINING WALL LAYOUT POST DEMOLITION
S-301	RETAINING WALL DETAILS
S-302	INFILL AND MISCELLANEOUS DETAILS



LOCUS PLAN
SCALE: 1" = 500'±

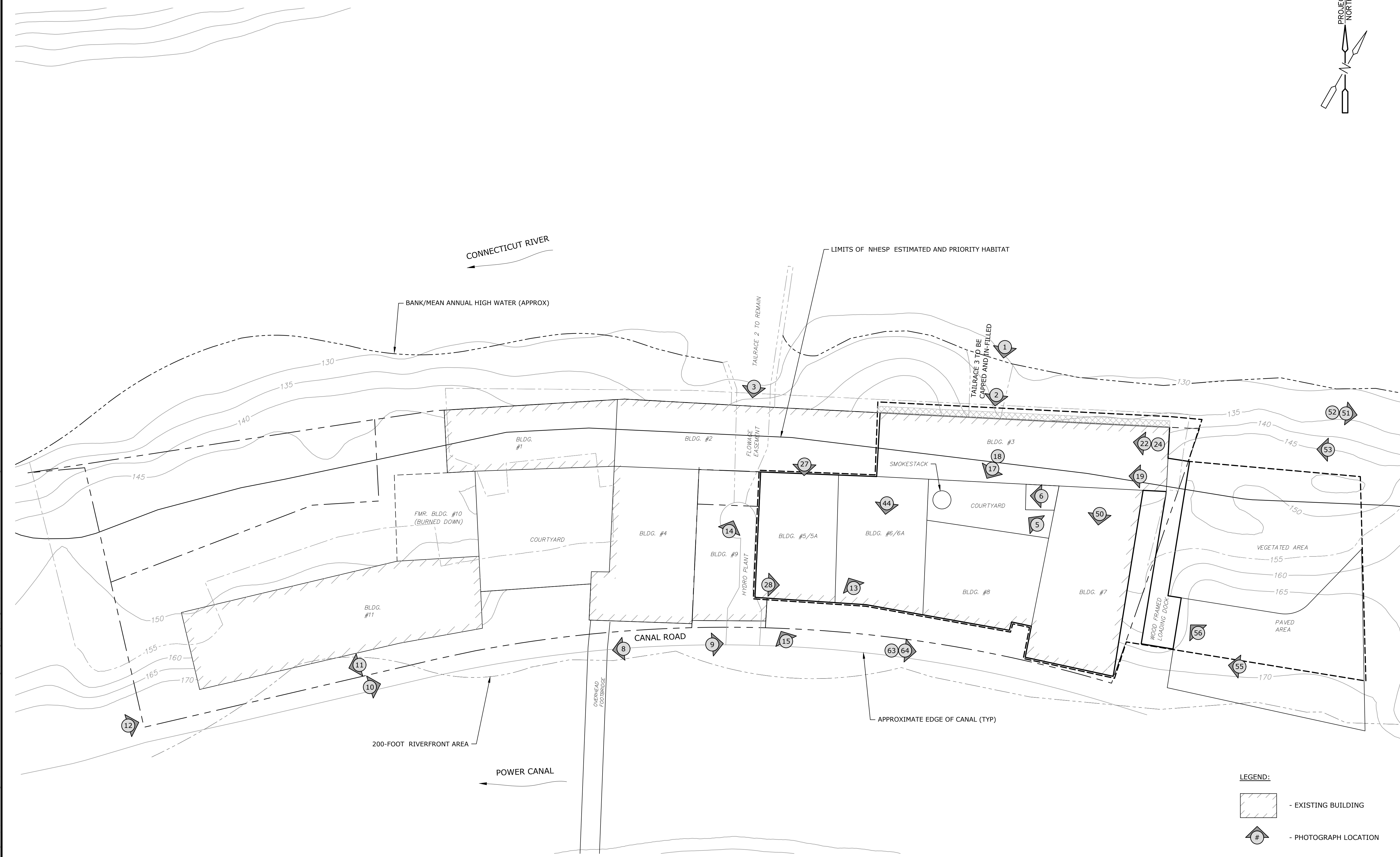
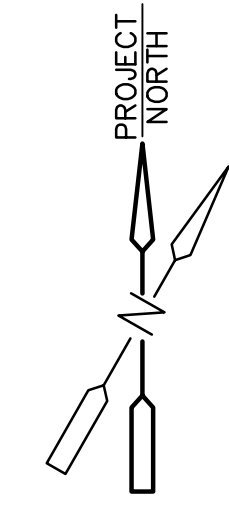
**TOWN OF
MONTAGUE**



Tighe & Bond
Engineers | Environmental Specialists

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

COMPLETE SET 14 SHEETS



**For Permitting
Only Not For
Construction**

**Strathmore
Mill Complex
Demolition and
Abatement
Design**

Town of
Montague,
Planning and
Conservation
Dept.

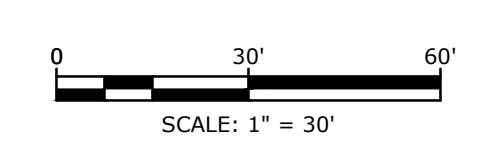
Turners Falls,
Massachusetts

LEGEND:

- EXISTING BUILDING

- PHOTOGRAPH LOCATION

- NOTES:**
- PHOTOS 65-67 ARE SITE WIDE AERIAL VIEWS. REFER TO PHOTOGRAPH LOG
 - SITE LOCATED ENTIRELY WITHIN THE LIMITS OF 100-FOOT BUFFER ZONE.
 - PLANS BASED ON PLAN BOOK 117 PAGE 25 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS.
 - NOT ALL INTERIOR/EXTERIOR PHOTOS DISPLAYED IN THE PHOTO LOG ARE PLOTTED HEREIN. REFER TO PHOTO LOG FOR ALL SITE PHOTOS.



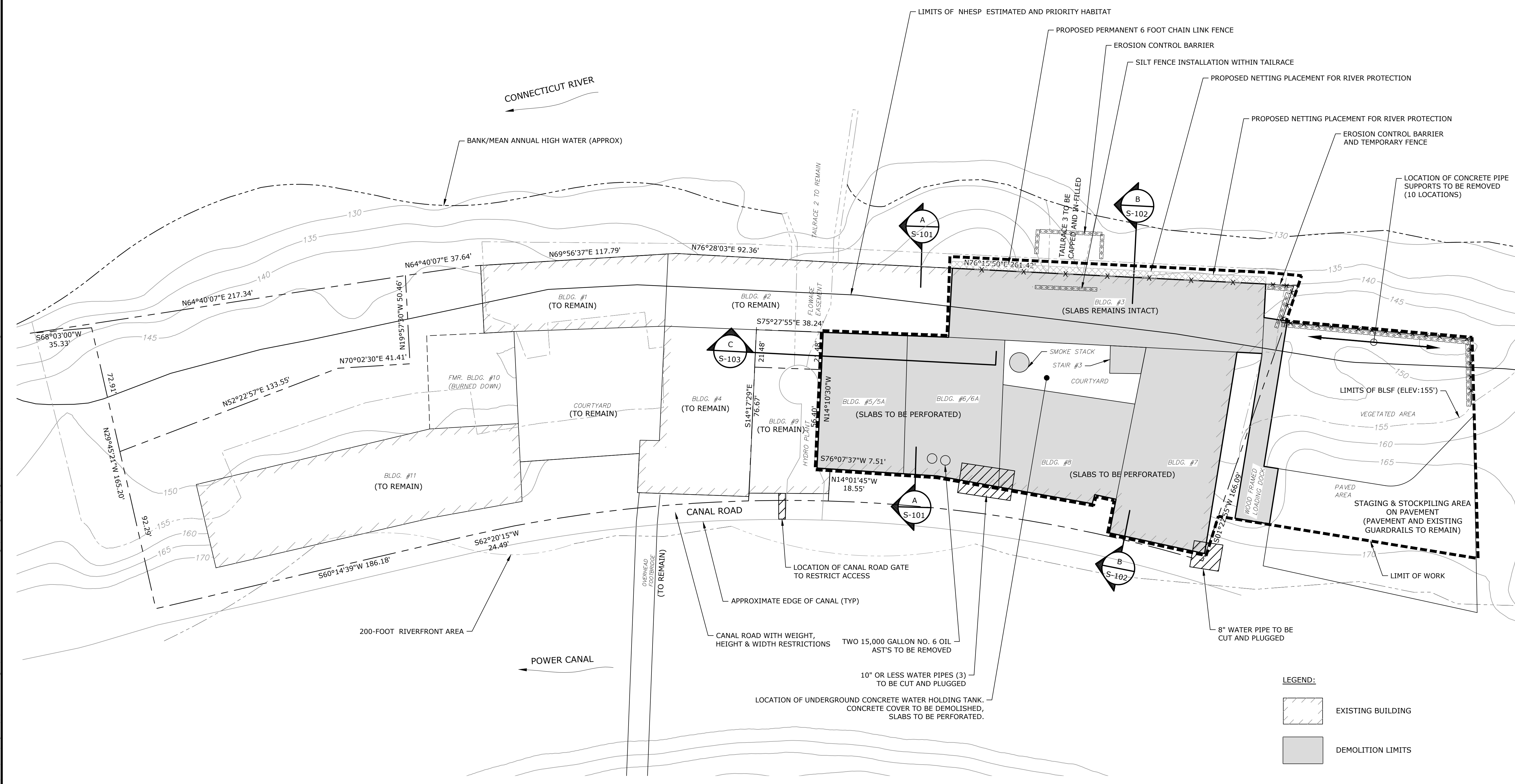
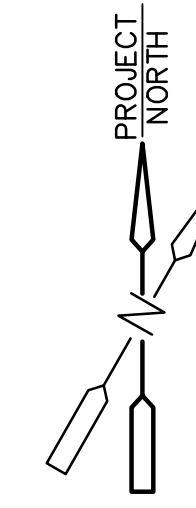
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DATE:	APRIL 2019	
FILE:	Unsaved Drawing3.dwg	
DRAWN BY:	MDS	
CHECKED BY:	BFD	
APPROVED:	MJR	

PHOTO LOCATION PLAN

SCALE: 1" = 30'

G-001

Last Saved: 3/27/2019 3:55pm By: DWB:rdshaw
 Plotted On: Mar 27, 2019 3:55pm
 Tighe & Bond: \\tigher\project\m5003\montague\02 - Strathmore Mill Demolition Design Drawings - Maps - Figures\AutoCAD\Sheet\M5003-002-G-001-1-PHOTO.dwg



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Strathmore Mill Complex Demolition and Abatement Design

Town of Montague, Planning and Conservation Dept.

Turners Falls, Massachusetts

MARK	DATE	DESCRIPTION

PROJECT NO:	M5003-002
DATE:	APRIL 2019
FILE:	M5003-002-C-100-EXCN.dwg
DRAWN BY:	DWB
CHECKED BY:	TDG
APPROVED BY:	CSF

EXISTING CONDITIONS AND DEMOLITION PLAN

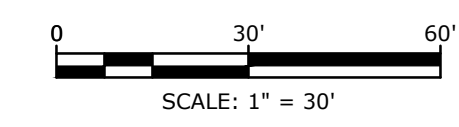
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C-100

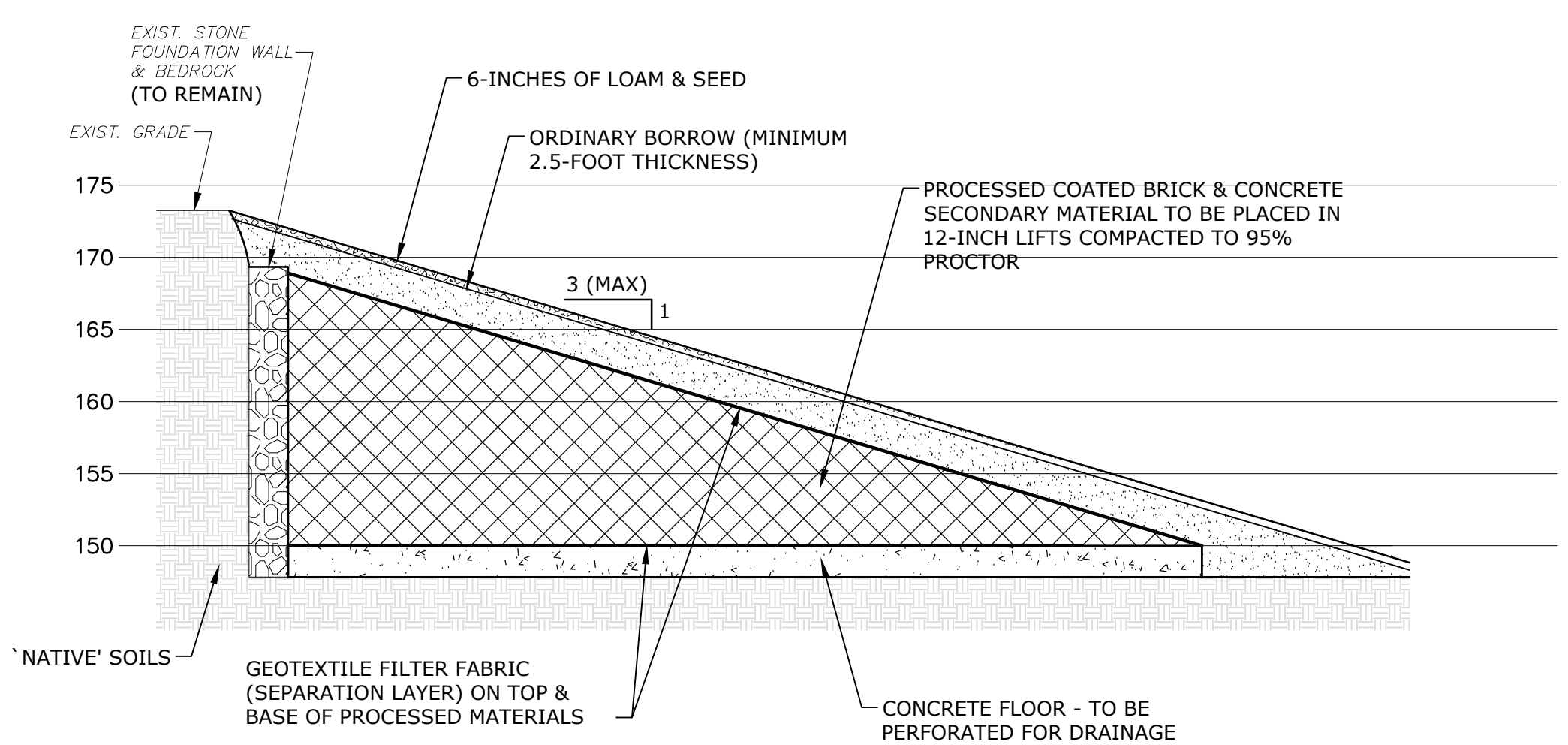
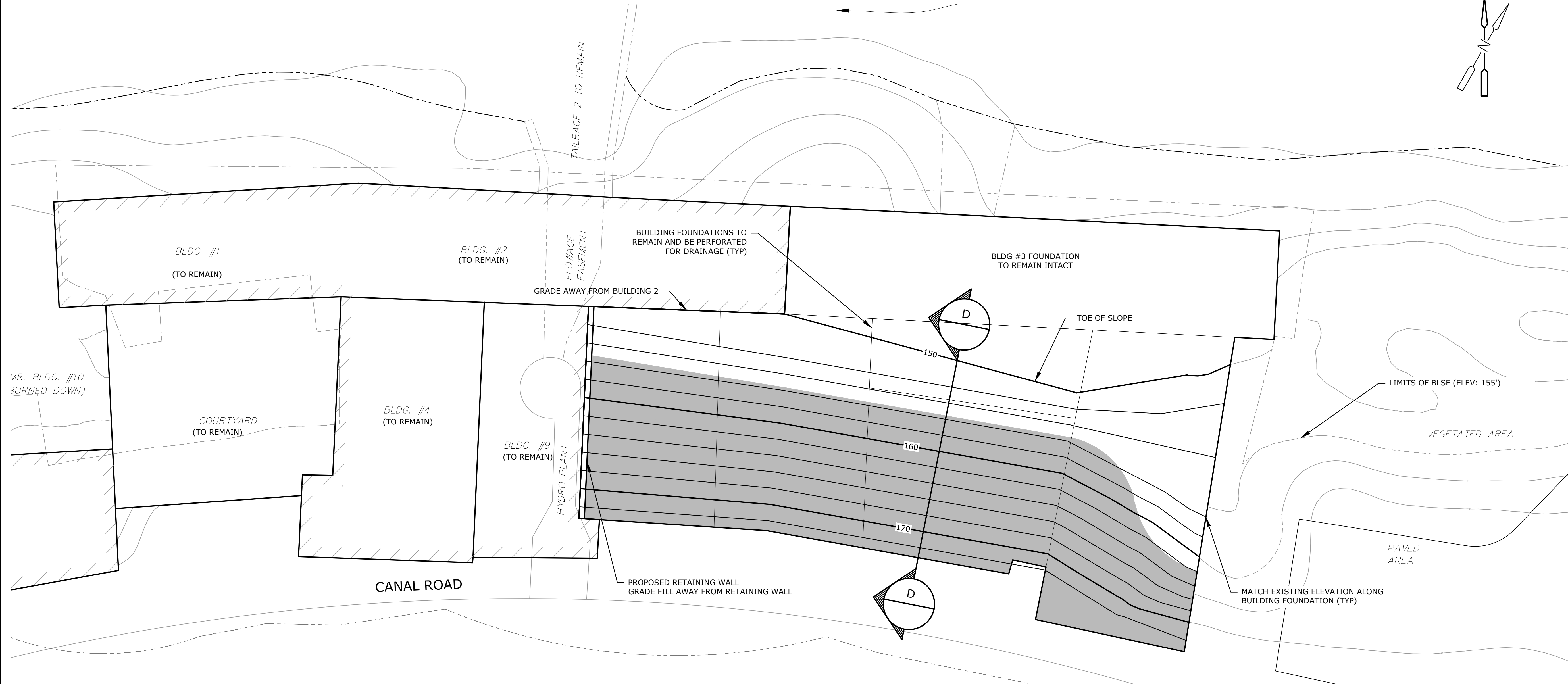
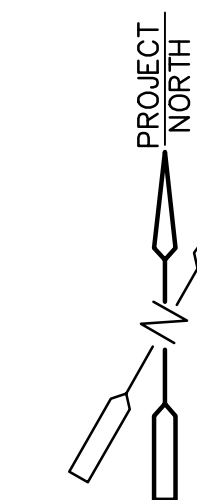
LEGEND:

- EXISTING BUILDING
- DEMOLITION LIMITS

- NOTES:**
- SITE LOCATED ENTIRELY WITHIN THE LIMITS OF 100-FOOT BUFFER ZONE.
 - PLANS BASED ON PLAN BOOK 117 PAGE 25 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS.

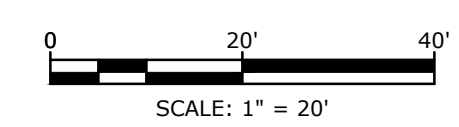


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SITE BACKFILL CROSS SECTION D-D
NO SCALE

APPROXIMATE LIMITS OF BUD MATERIALS



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Strathmore Mill Complex Demolition and Abatement Design

Town of Montague, Planning and Conservation Dept.

Turners Falls, Massachusetts

MARK	DATE	DESCRIPTION

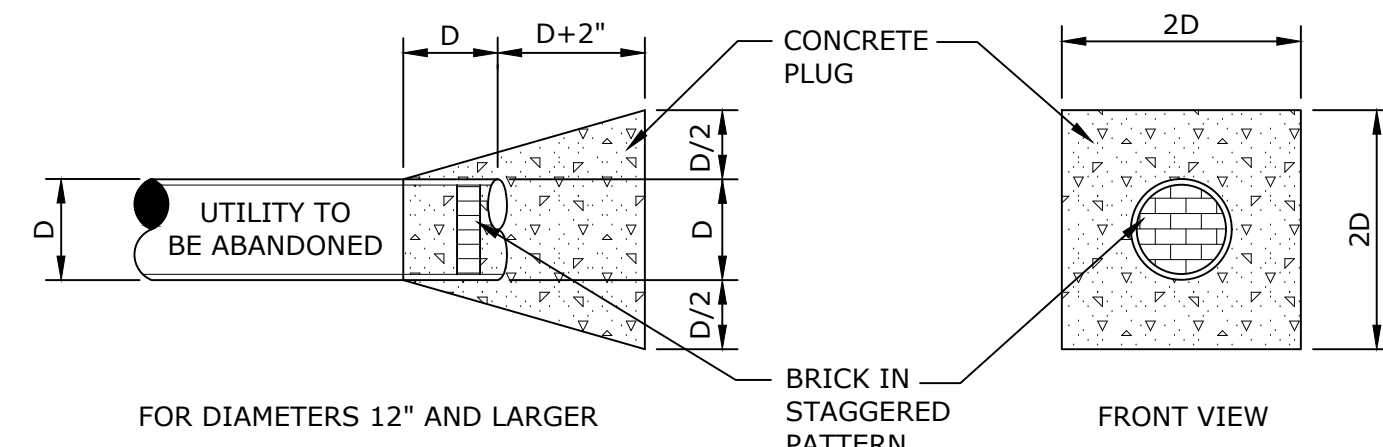
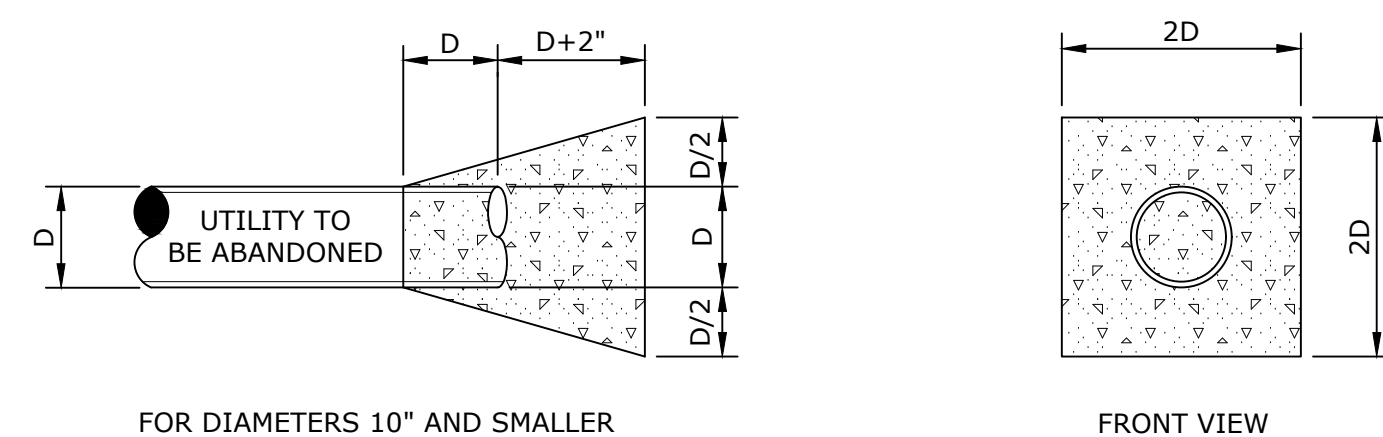
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DATE:	APRIL 2019
FILE:	M5003-002-C-200.dwg
DRAWN BY:	DWB
CHECKED:	TDG
APPROVED:	CSF

SITE BACKFILL & CONCEPTUAL GRADING PLAN

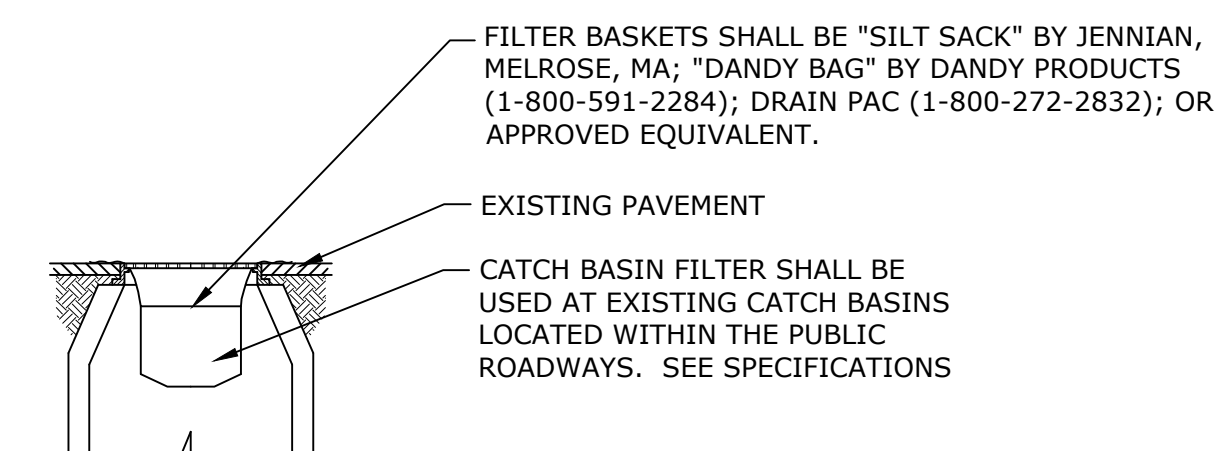
SCALE: 1" = 20'

C-200

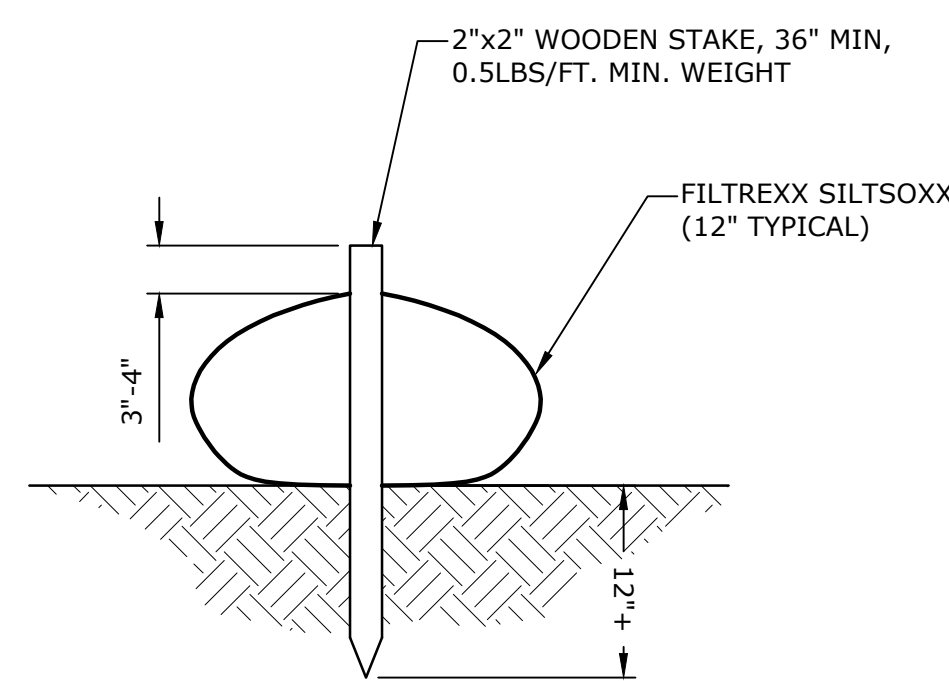
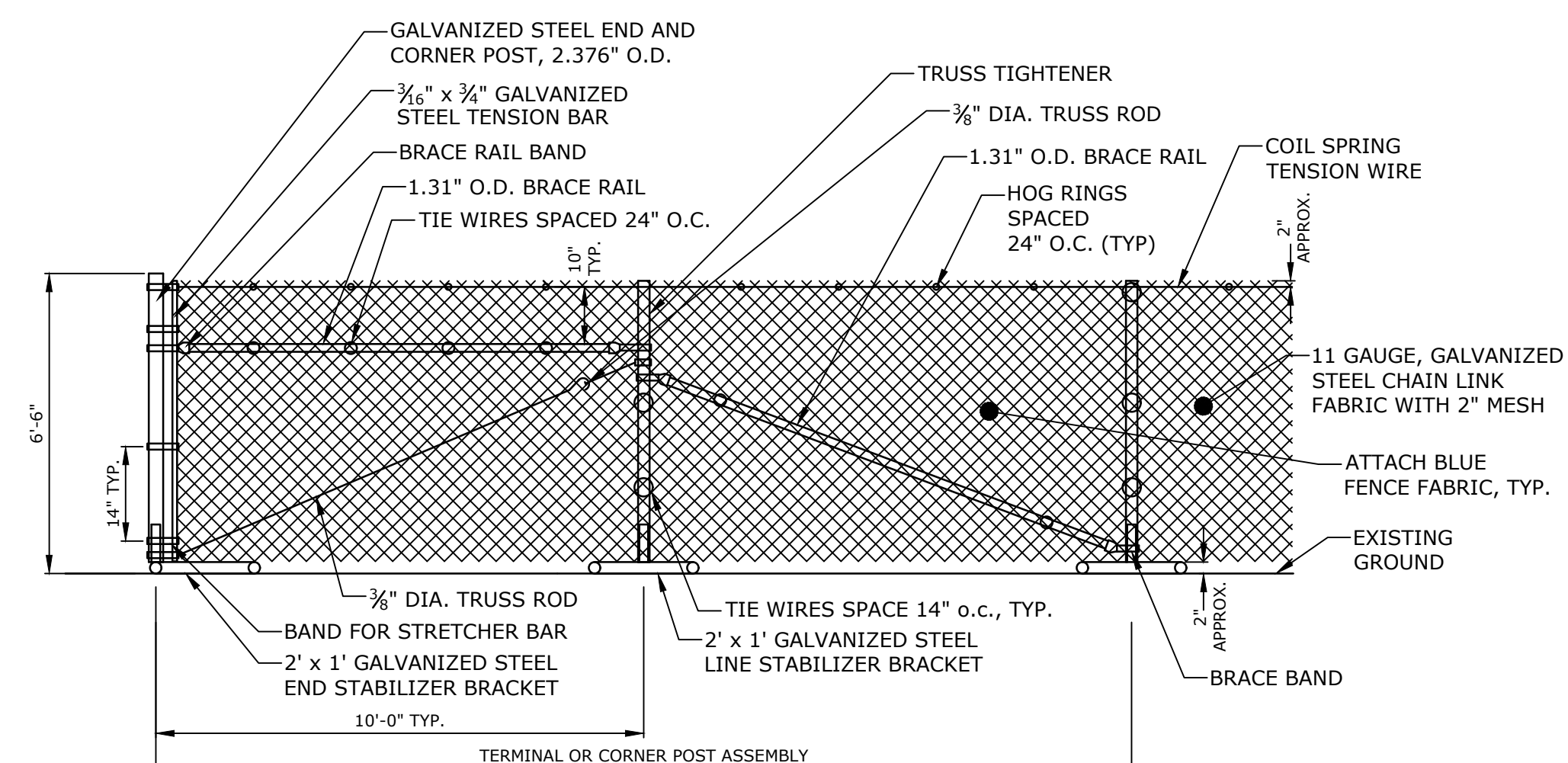
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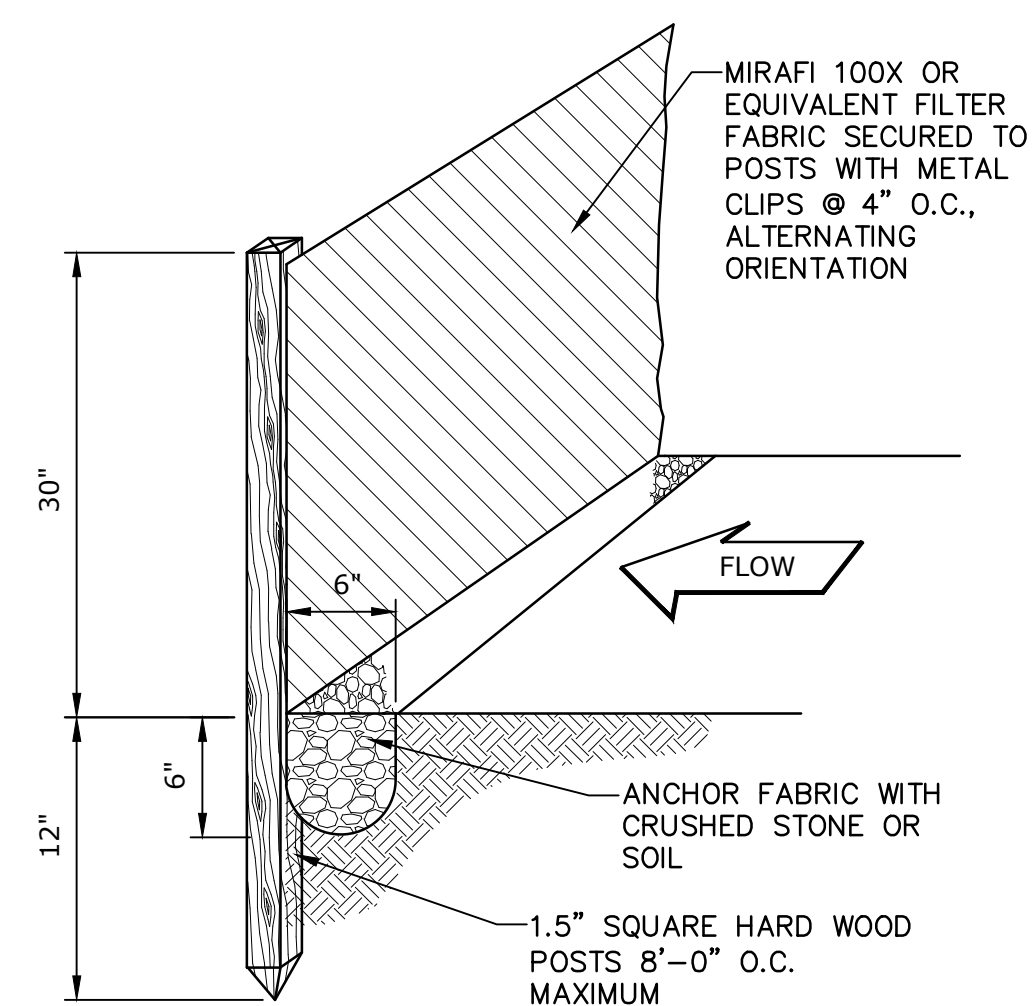
TYPICAL PLUGS FOR GRAVITY SEWER & DRAIN ABANDONMENT
NO SCALE



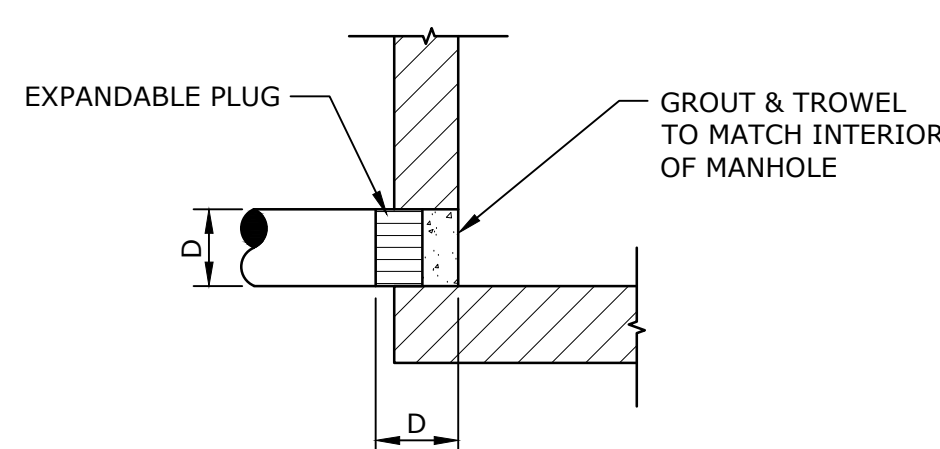
CATCH BASIN INLET PROTECTION PAVED AREAS
NO SCALE



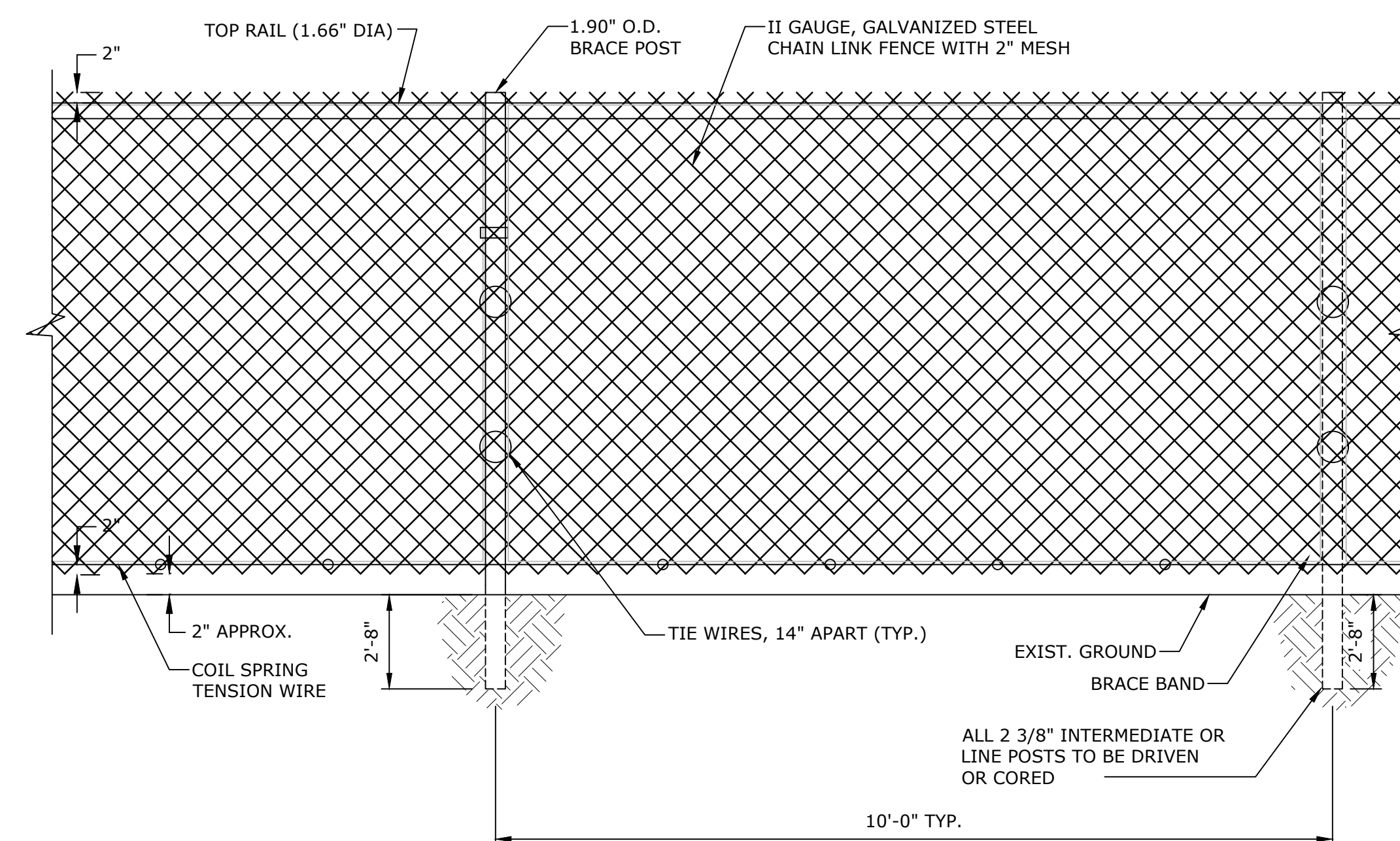
SILTSOXX (FILTREXX®) DETAIL
NO SCALE



SILT FENCE
NO SCALE



PLUG AT ACTIVE MANHOLE OR CATCH BASIN
NO SCALE



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Strathmore Mill Complex Demolition and Abatement Design

Town of Montague, Planning and Conservation Dept.

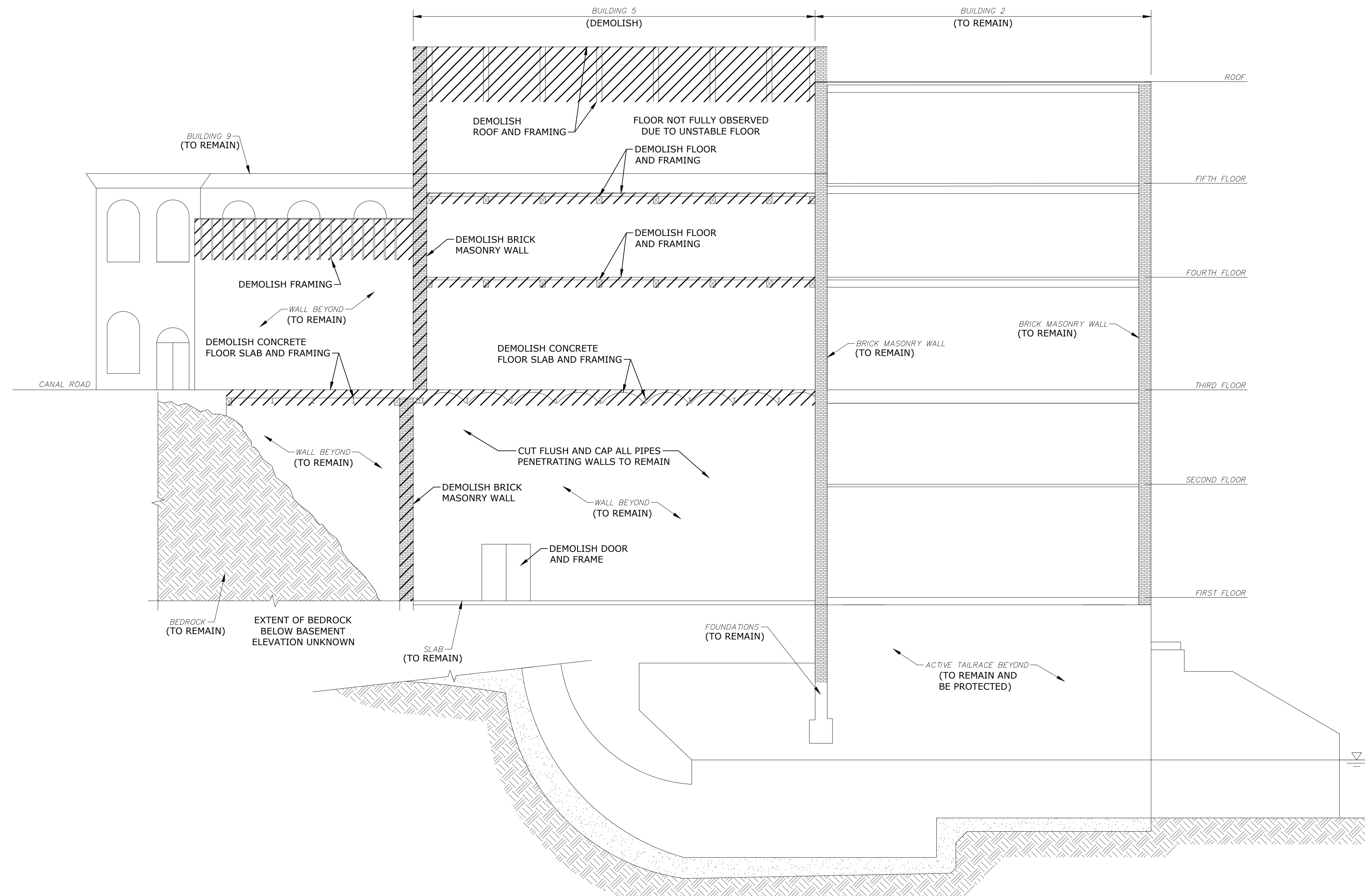
Turners Falls, Massachusetts

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DATE:	APRIL 2019	
FILE:	M5003-002-C-300-DETL.dwg	
DRAWN BY:	MDS	
CHECKED:	BFD	
APPROVED:	MJR	

SITE DETAILS

SCALE: NO SCALE

C-300



SECTION A
1/8"=1'-0" C-100

LEGEND:
 STRUCTURE TO BE DEMOLISHED

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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**Strathmore
Mill Complex
Demolition and
Abatement
Design**

Town of
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Dept.

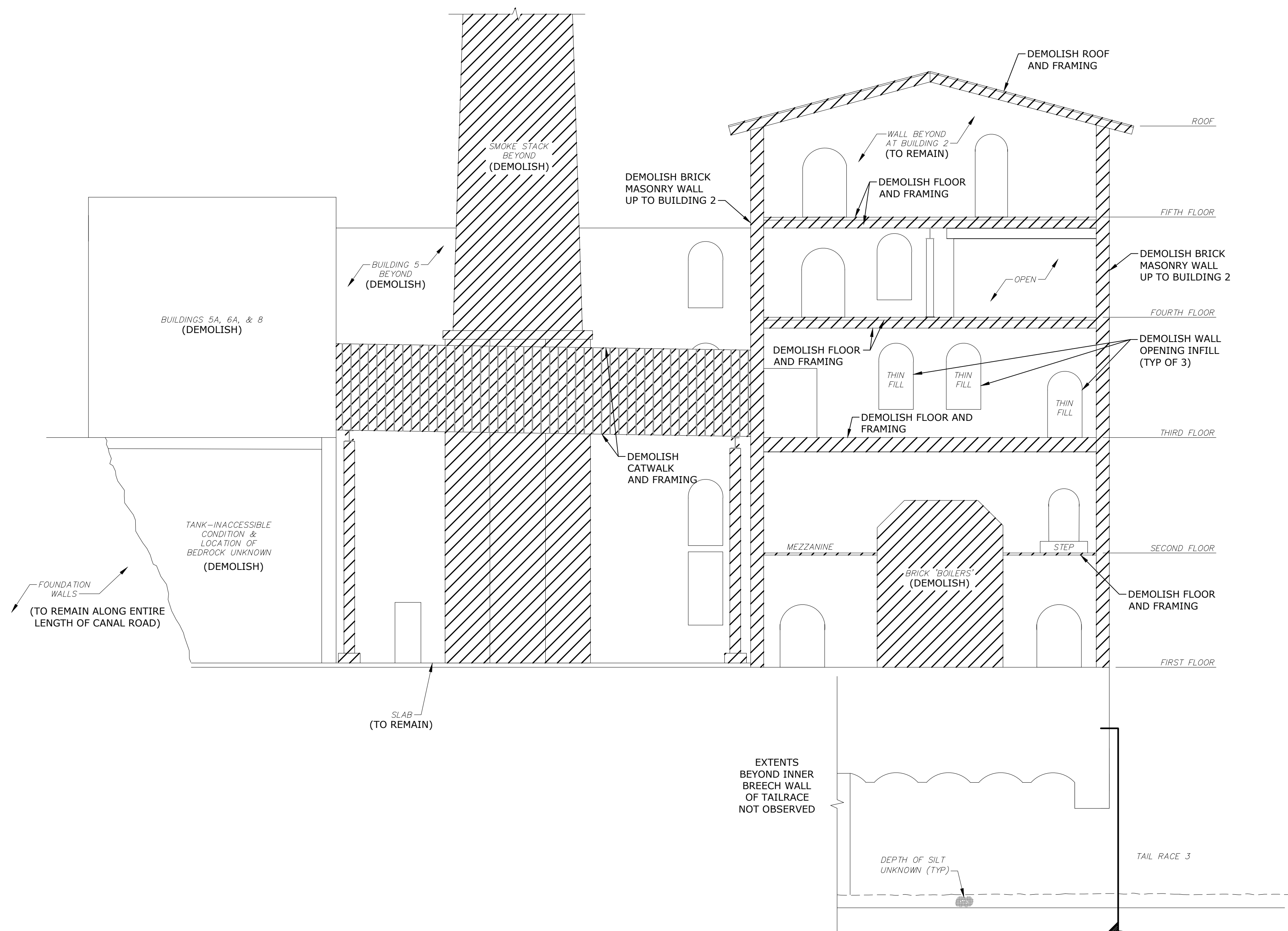
Turners Falls,
Massachusetts

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DATE: APRIL 2019		
FILE: M5003-002-S-102_107.dwg		
DRAWN BY: D.BISHOP		
CHECKED: TDG		
APPROVED: CSF		

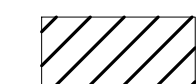
SECTION A LOOKING
PROJECT WEST

SCALE: 1/8"=1'-0"

S-101



SECTION B
1/8" = 1'-0"
C-100

LEGEND:
 STRUCTURE TO BE DEMOLISHED

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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Turners Falls,
Massachusetts

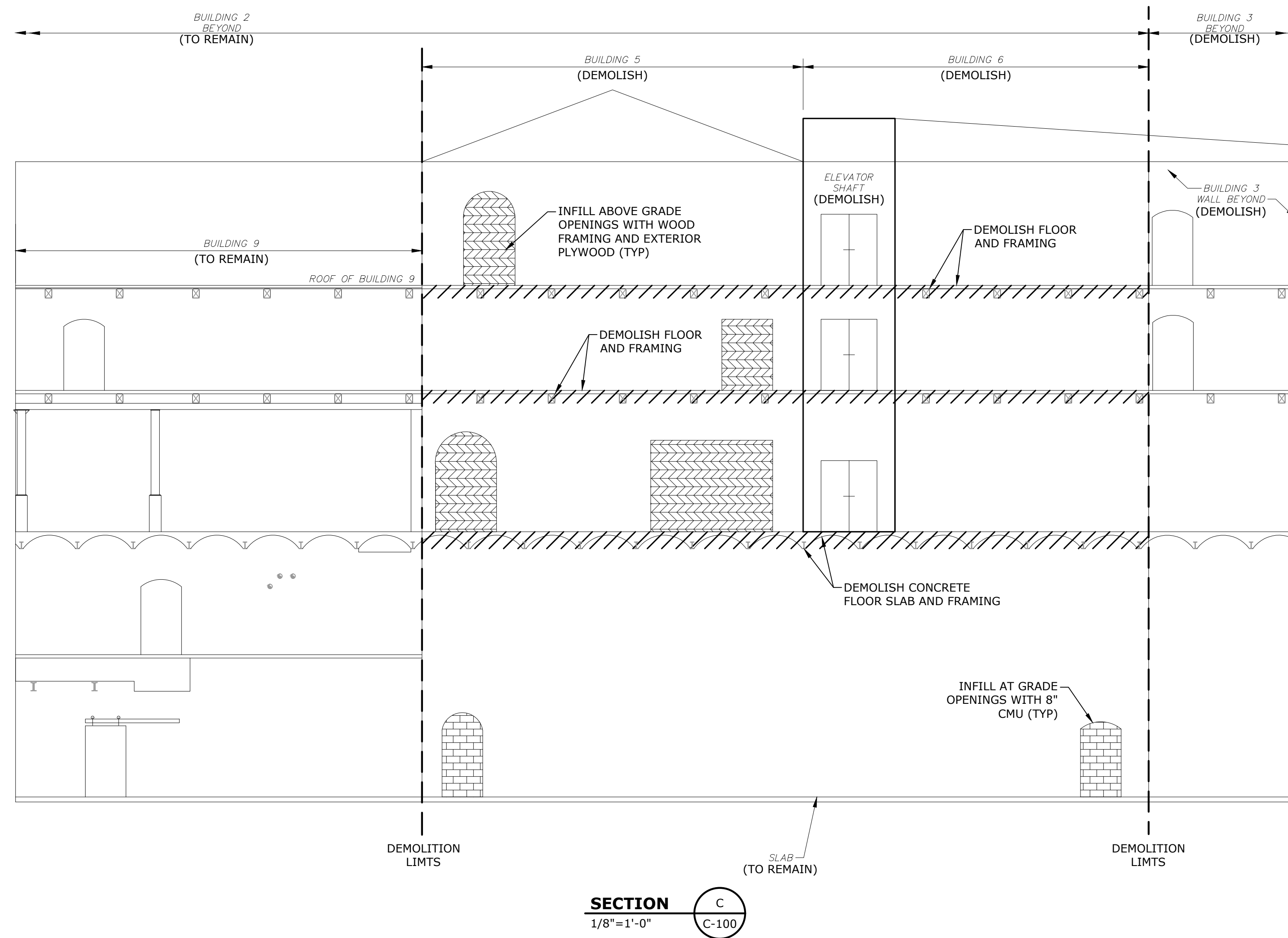
MARK	DATE	DESCRIPTION
PROJECT NO:	M5003-002	
DATE:	APRIL 2019	
FILE:	M5003-002-S-102_107.dwg	
DRAWN BY:	D.BISHOP	
CHECKED:	X	
APPROVED:	X	

SECTION B LOOKING PROJECT WEST

SCALE: 1/8" = 1'-0"

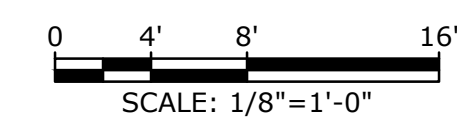
S-102

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 Plotted On: Mar 27, 2019 11:39am By: T.Gulhan
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SECTION C
1/8" = 1'-0"
C-100

LEGEND:
 STRUCTURE TO BE DEMOLISHED



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Turners Falls,
Massachusetts

MARK	DATE	DESCRIPTION
PROJECT NO:	M5003-002	
DATE:	APRIL 2019	
FILE:	M5003-002-S-102_107.dwg	
DRAWN BY:	D.BISHOP	
CHECKED:	TDG	
APPROVED:	CSF	

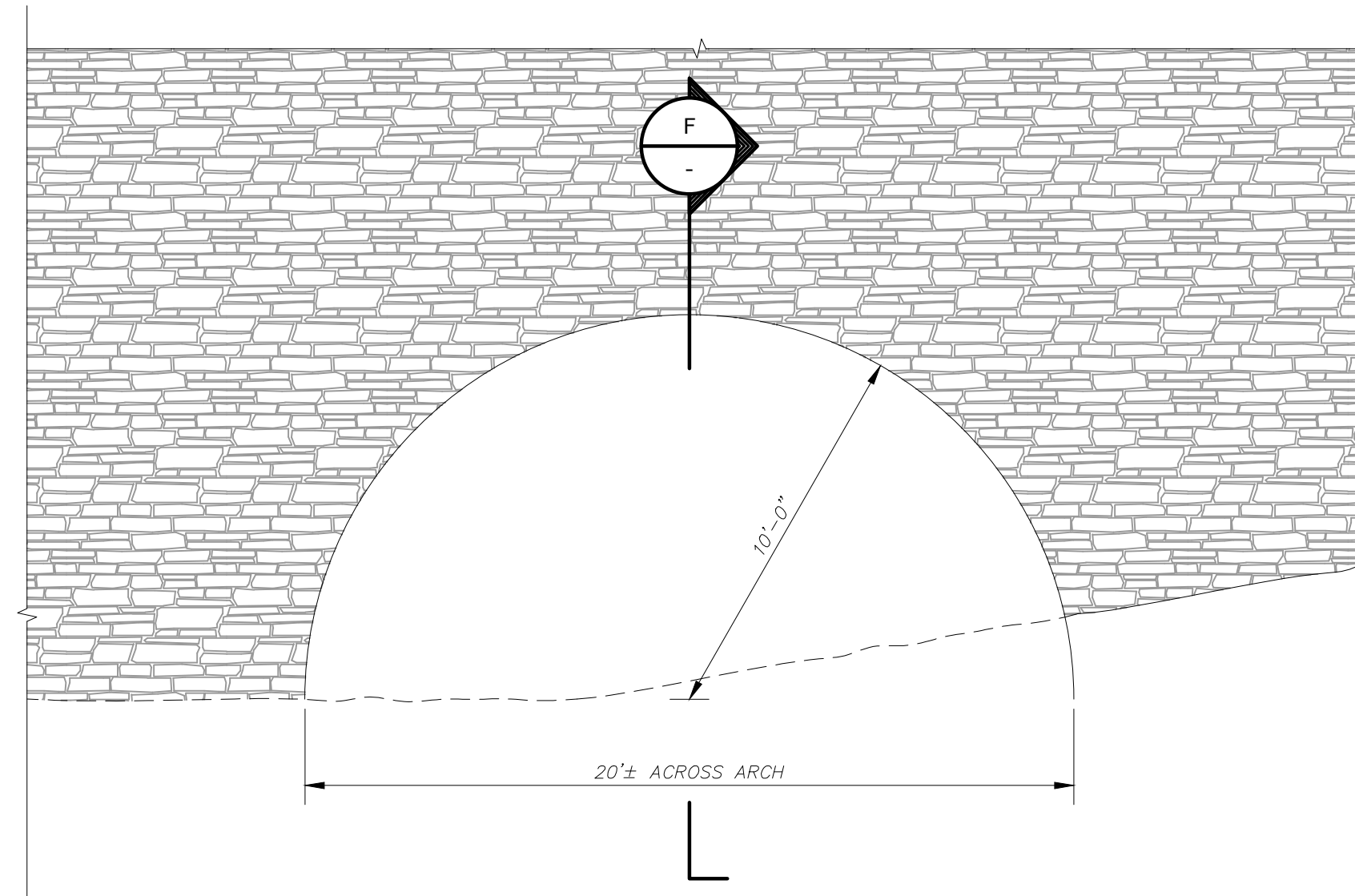
BLUINDING 5 AND 6
LOOKING PROJECT NORTH

SCALE: 1/8" = 1'-0"

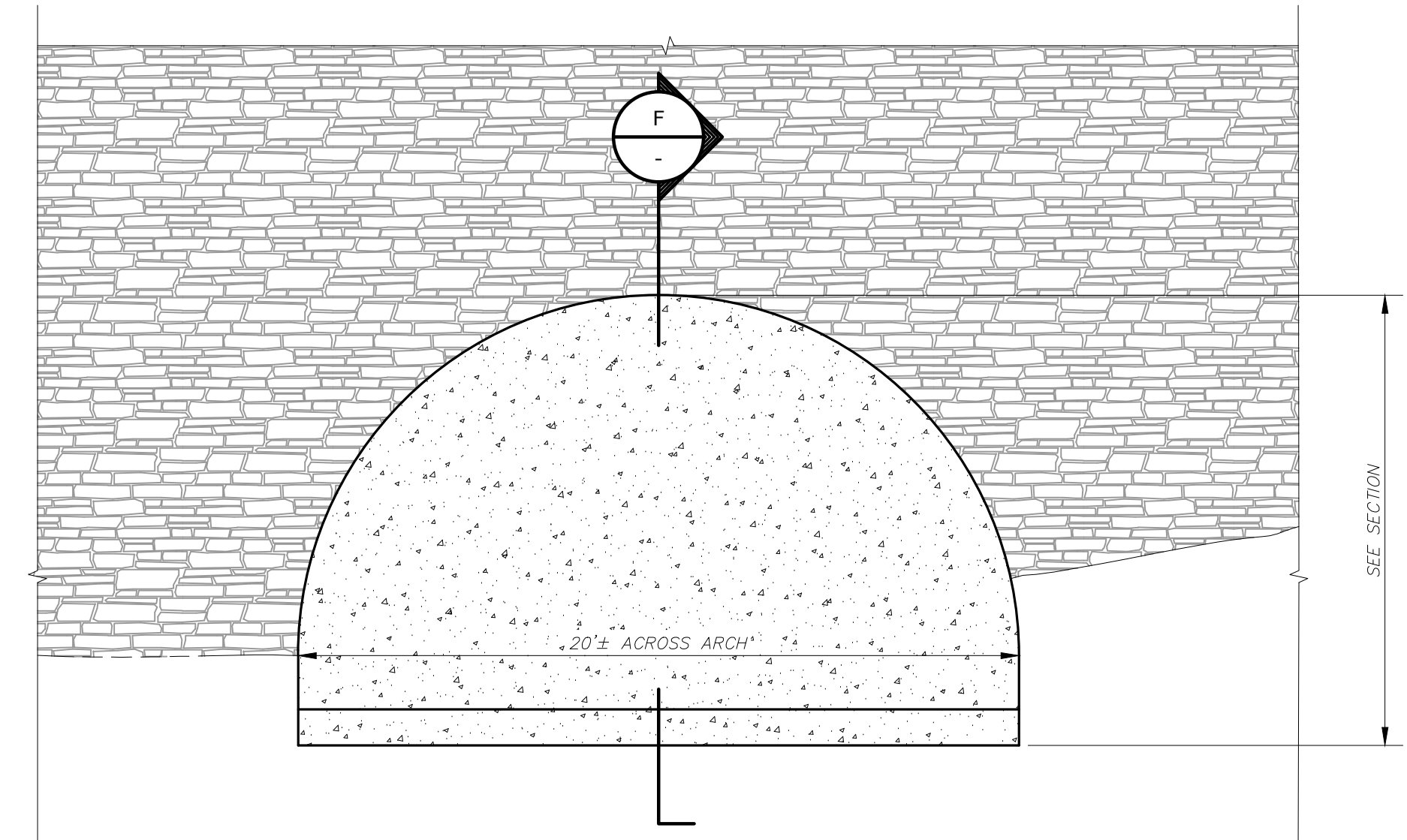
S-103



PHOTO #1



EXISTING TAILRACE

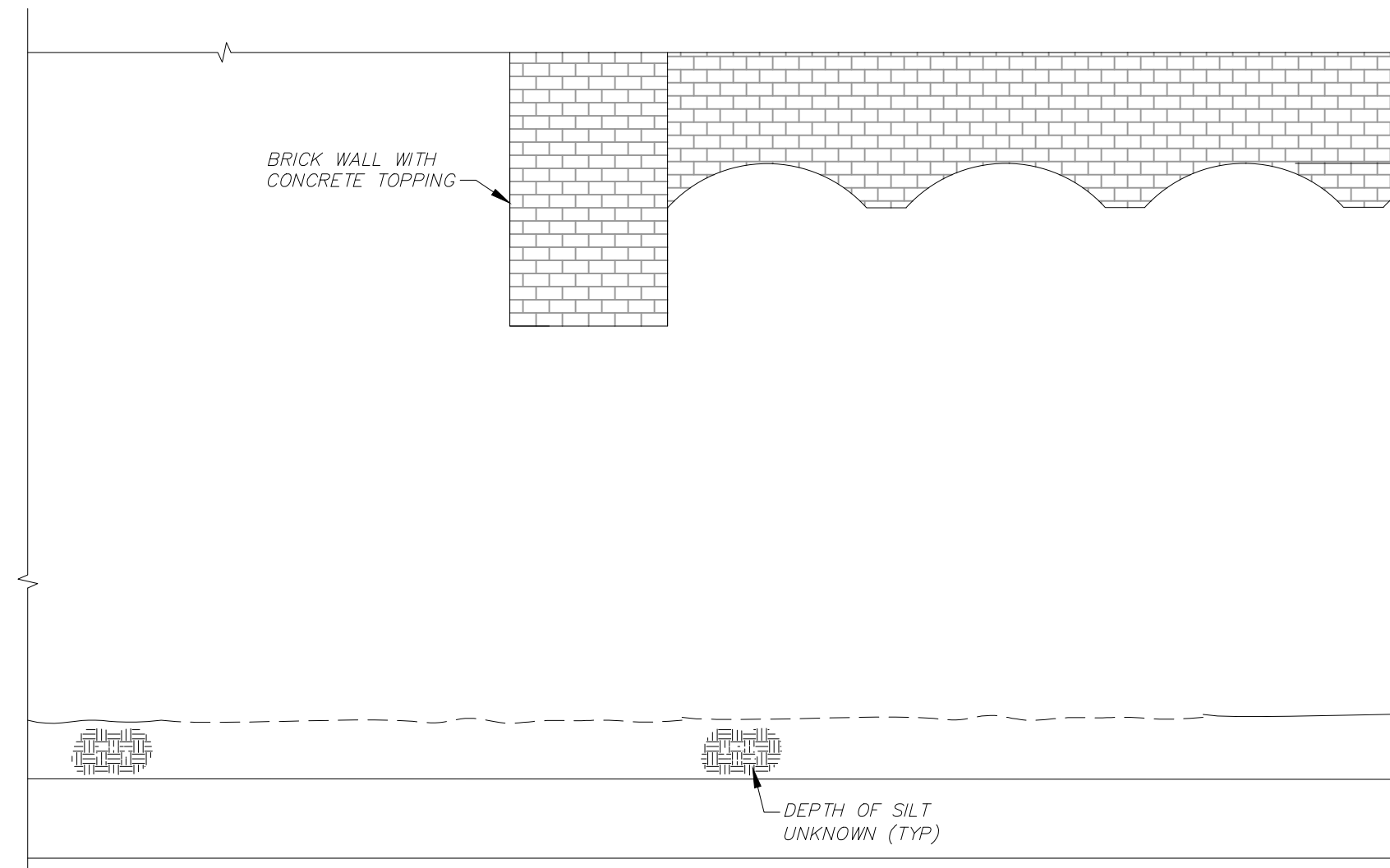


PROPOSED TAILRACE CAP

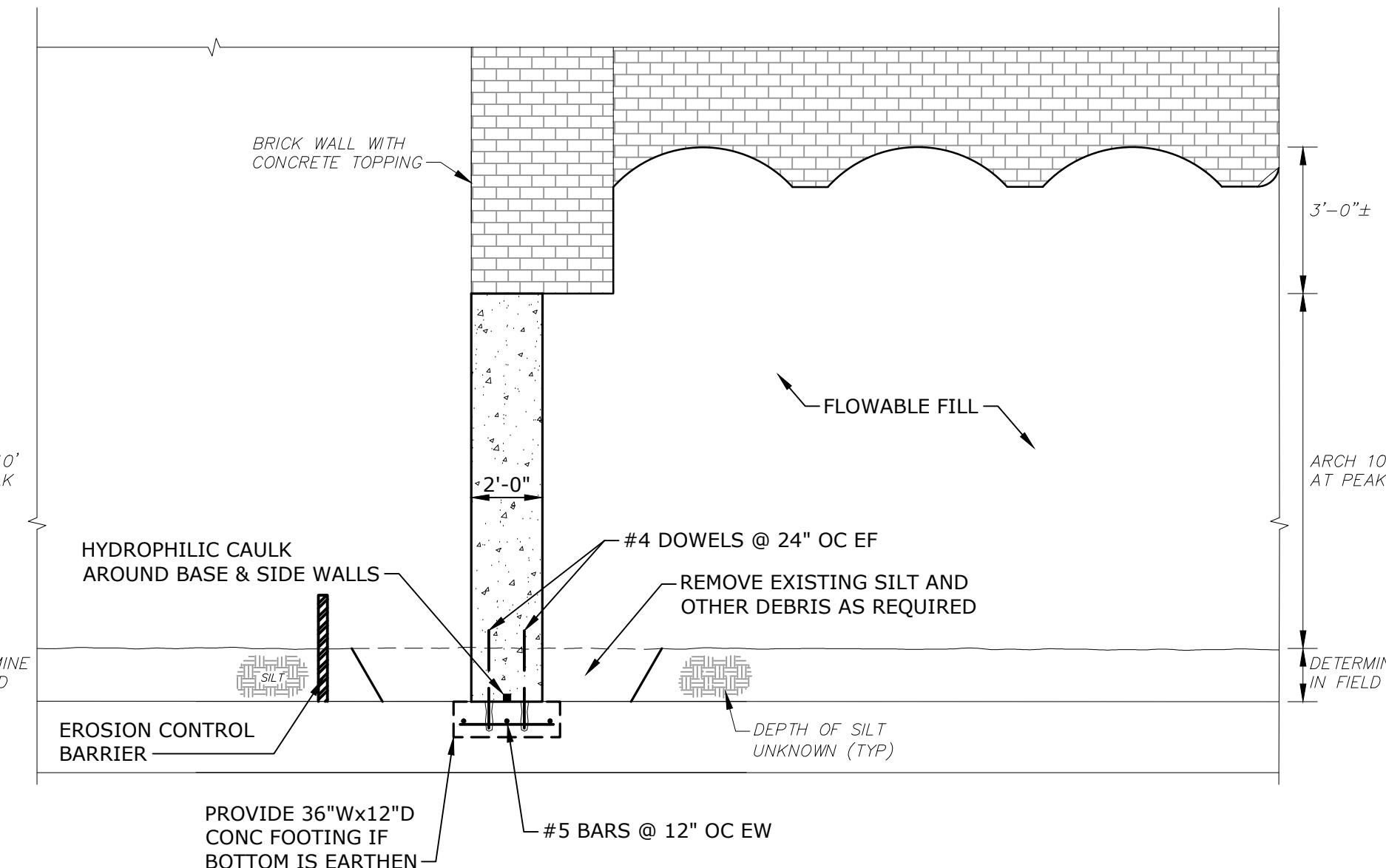
SECTION E
1/4"=1'-0" S-102



PHOTO #2



EXISTING TAILRACE SECTION



PROPOSED TAILRACE CAP SECTION

SECTION F
1/4"=1'-0"

LEGEND:
[Hatched Box] STRUCTURE TO BE DEMOLISHED

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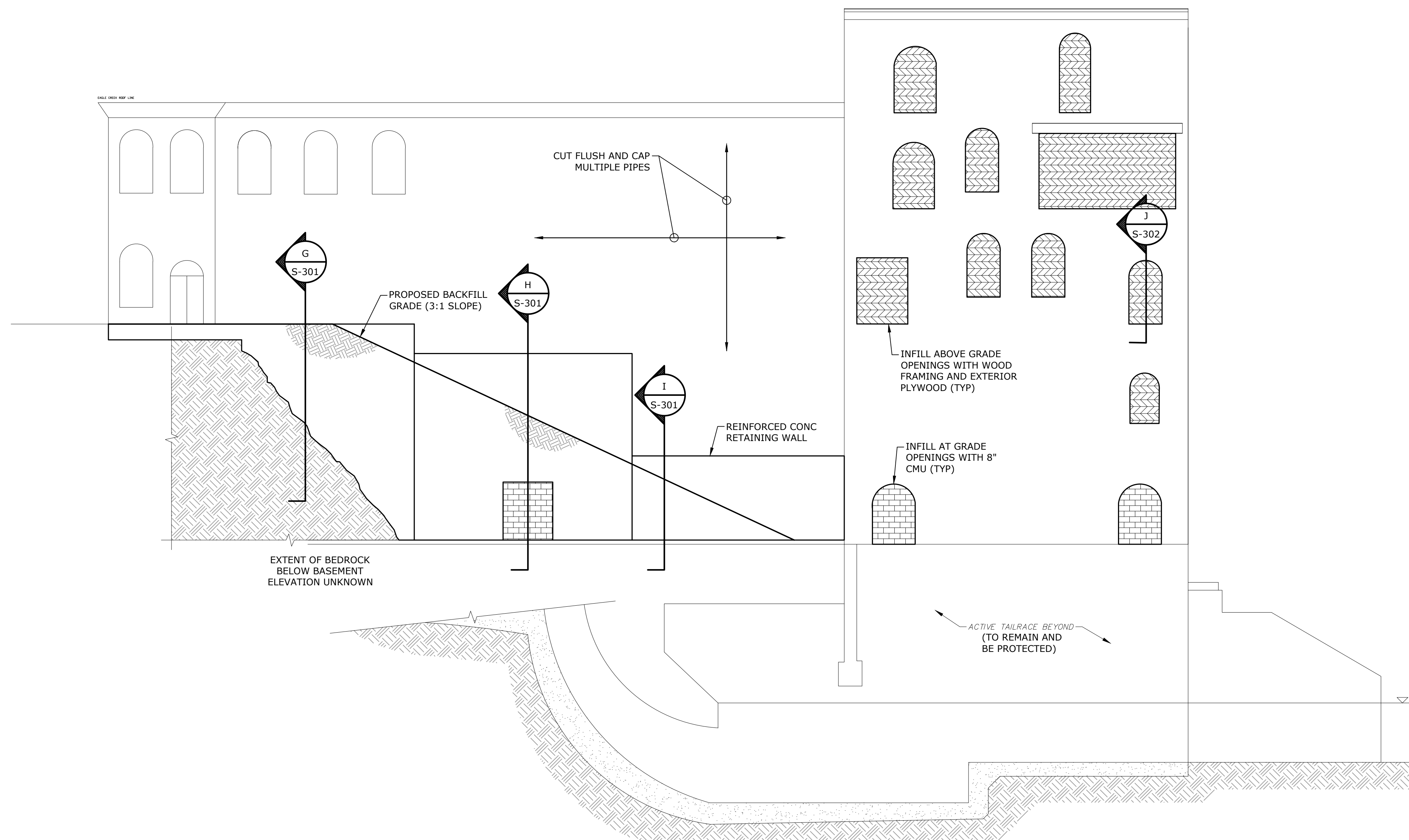
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PROJECT NO:	M5003-002	
DATE:	APRIL 2019	
FILE:	M5003-002-S-102_107.dwg	
DRAWN BY:	D.BISHOP	
CHECKED:	TDG	
APPROVED:	CSF	

**TAILRACE #3
CLOSURE DETAILS**

SCALE: 1/4"=1'-0"

S-104





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Turners Falls,
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MARK	DATE	DESCRIPTION

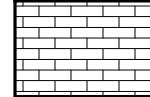
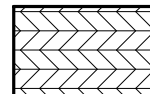
PROJECT NO:	M5003-002
DATE:	APRIL 2019
FILE:	M5003-002-S-102_107.dwg
DRAWN BY:	D.BISHOP
CHECKED:	TDG
APPROVED:	CSF

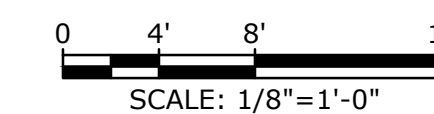
RETAINING WALL LAYOUT
POST DEMOLITION

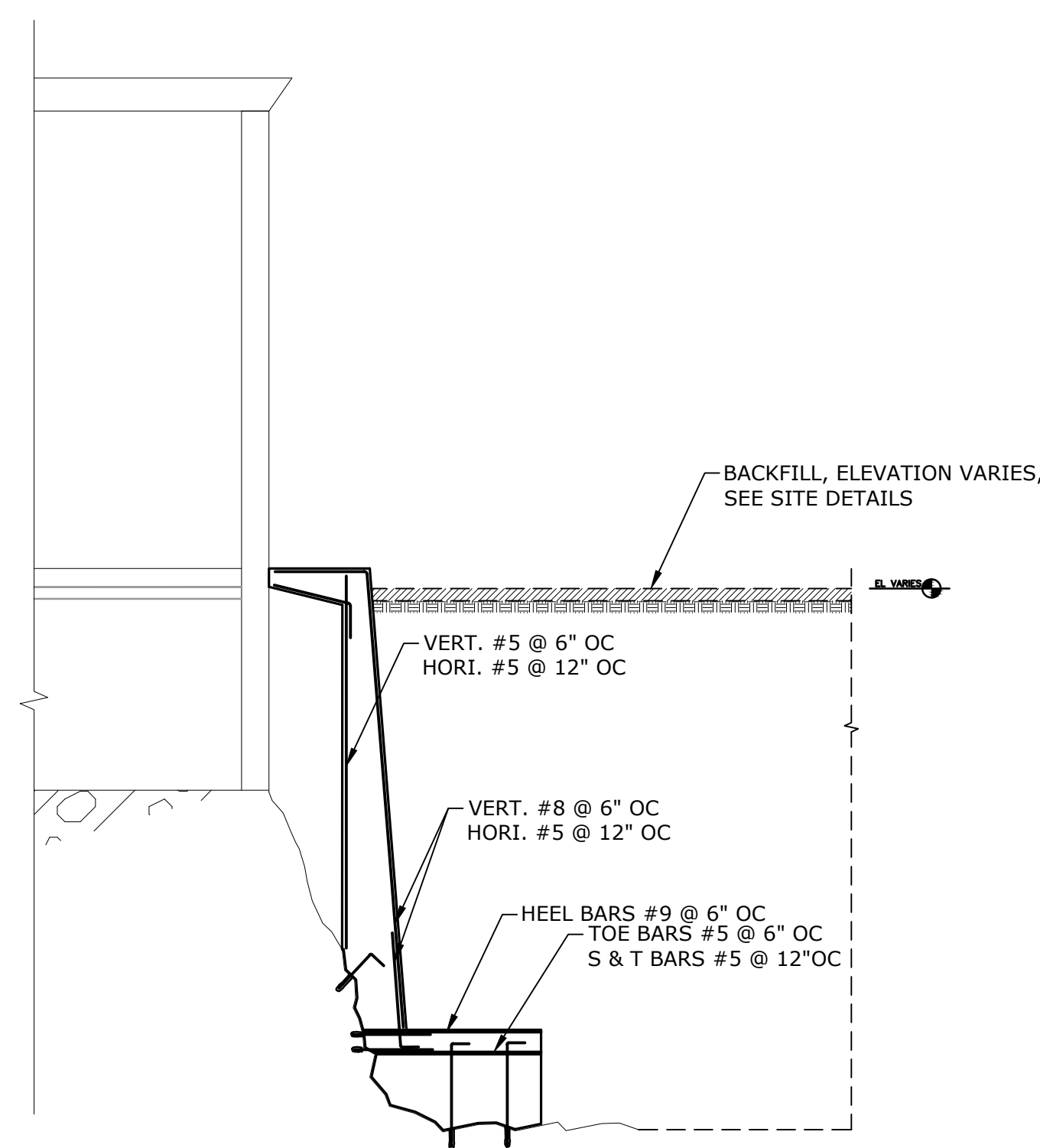
SCALE: 1/8"=1'-0"

S-201

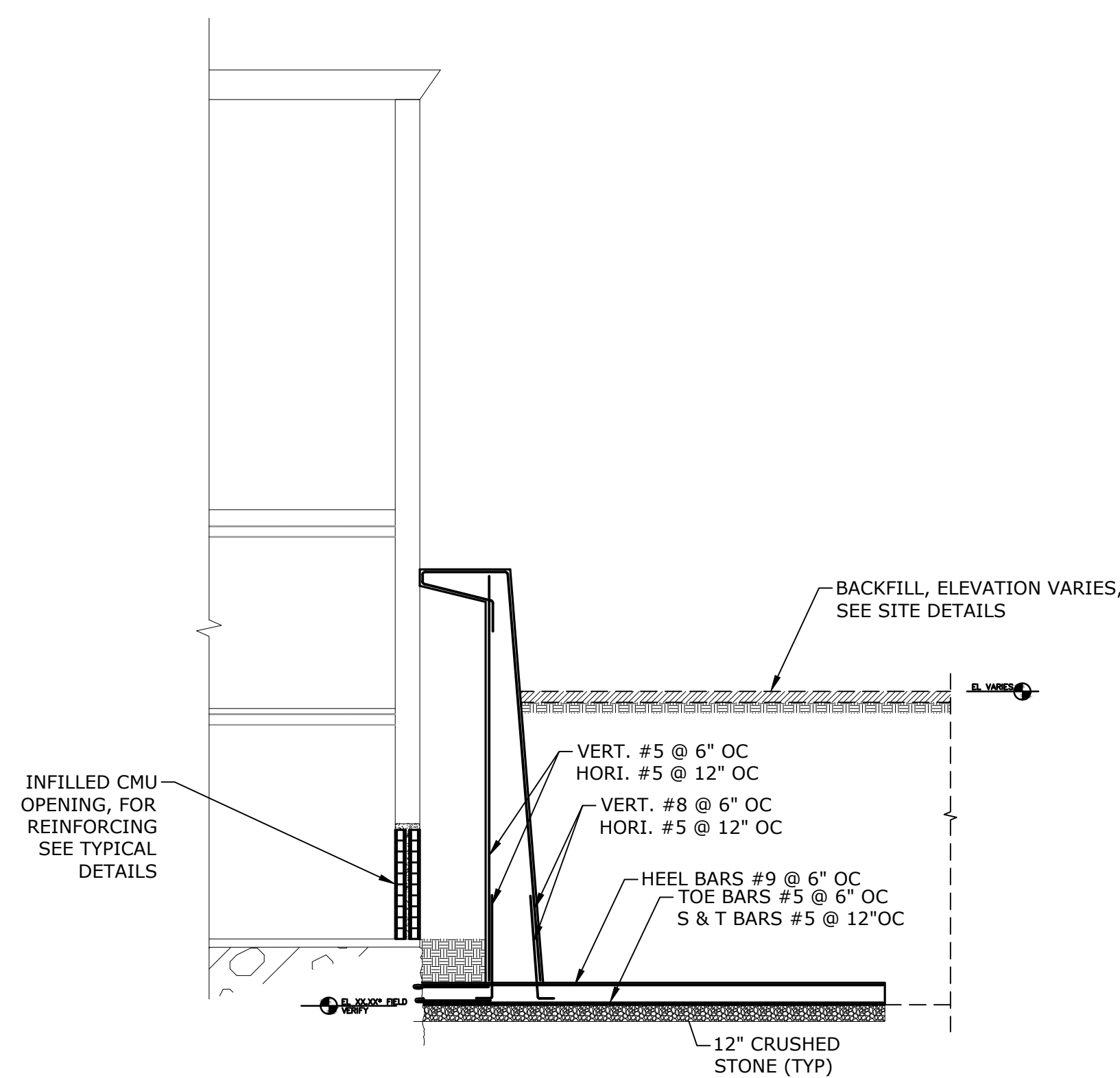
LEGEND:

-  8" CMU INFILL OF EXISTING OPENINGS AT DEMOLITION LIMITS OF EXISTING BUILDINGS
-  WOOD FRAMING AND EXTERIOR PLYWOOD INFILL

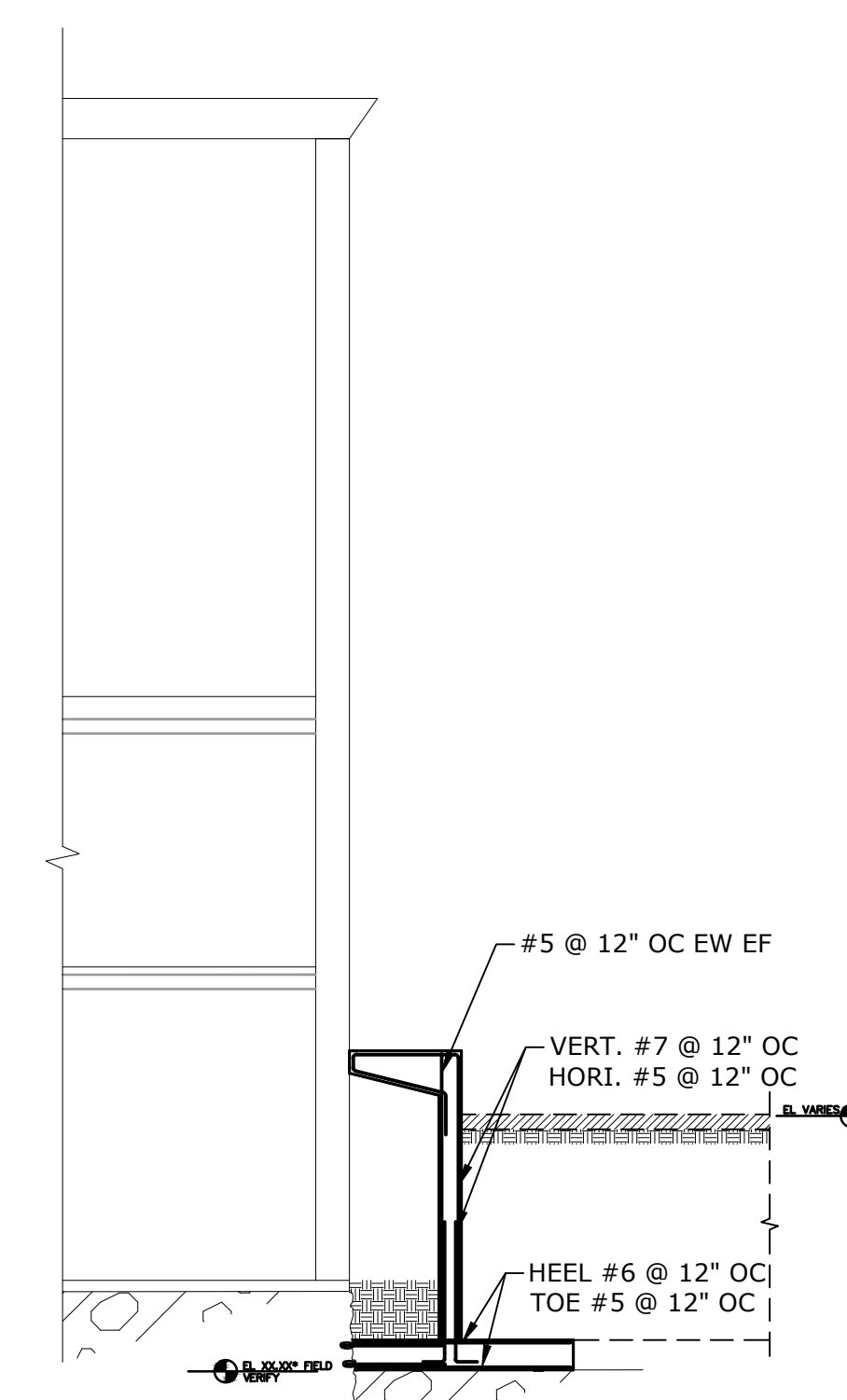




SECTION G
1/8"=1'-0" S-201



SECTION H
1/8"=1'-0" S-201



SECTION I
1/8"=1'-0" S-201

NOTE:
REINFORCEMENT #5 @ 12" OC
UNLESS OTHERWISE SPECIFIED

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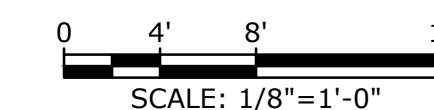
Turners Falls,
Massachusetts

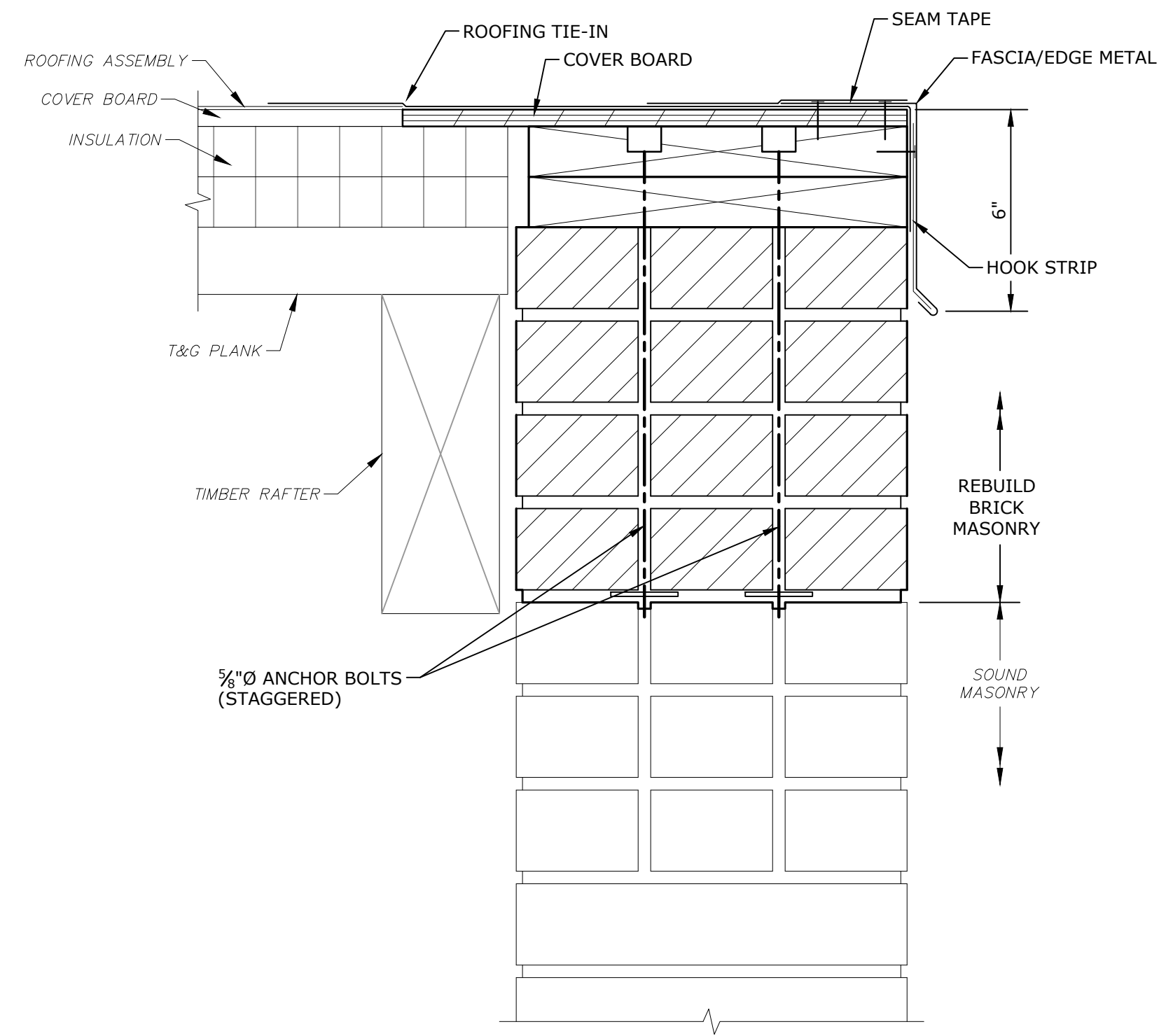
MARK	DATE	DESCRIPTION
PROJECT NO:	M5003-002	
DATE:	APRIL 2019	
FILE:	M5003-002-S-102_107.dwg	
DRAWN BY:	D.BISHOP	
CHECKED:	TDG	
APPROVED:	CSF	

RETAINING WALL DETAILS

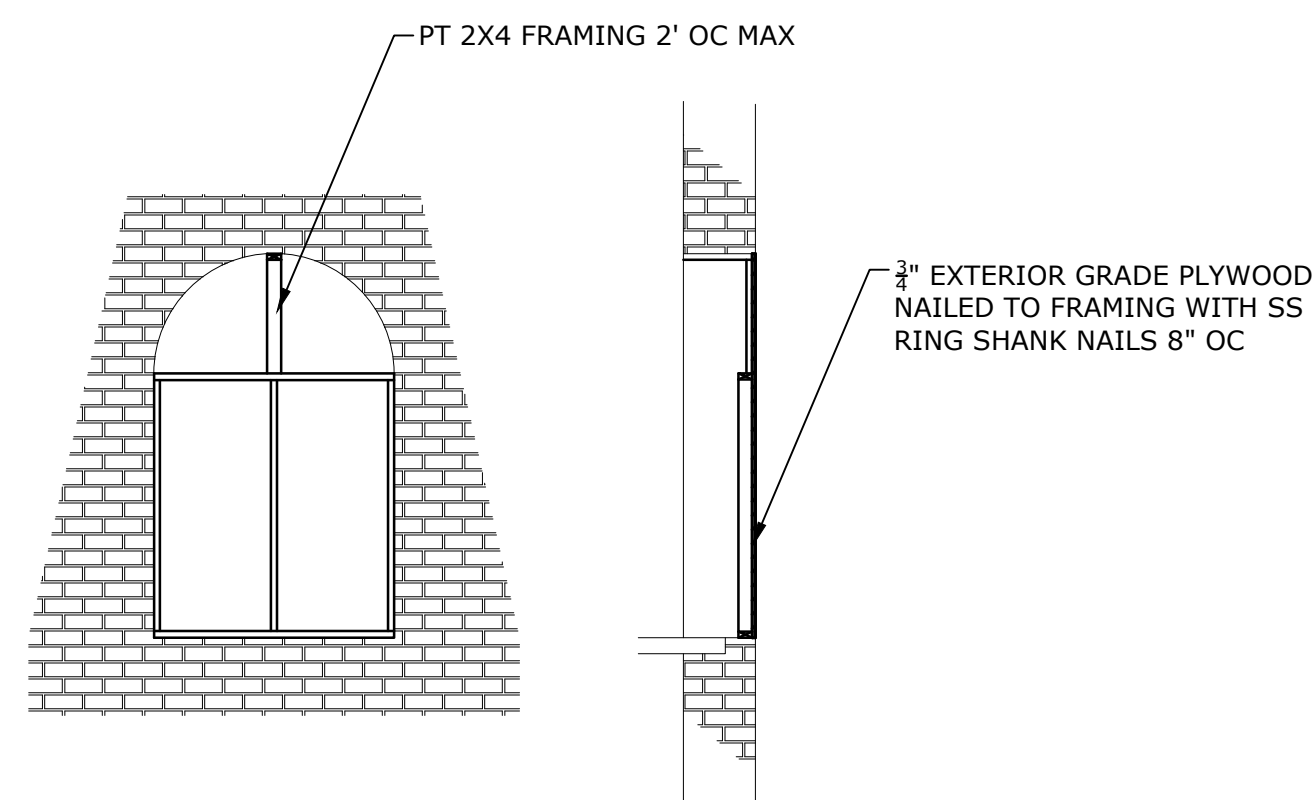
SCALE: 1/8"=1'-0"

S-301





NEW ROOF EDGE DETAIL FOR BUILDING 2
NO SCALE



NOTE:
PROVIDE FRAMING AROUND PERIMETER OF OPENING TO SECURELY FASTEN EXTERIOR PLYWOOD INTO OPENING. INSTALL INTERMEDIATE FRAMING AT 2' OC MAXIMUM

SECTION J
1/4" = 1'-0"

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Strathmore Mill Complex Demolition and Abatement Design

Town of Montague, Planning and Conservation Dept.

Turners Falls, Massachusetts

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PROJECT NO:	M5003-002
DATE:	APRIL 2019
FILE:	M5003-002-S-102_107.dwg
DRAWN BY:	D.BISHOP
CHECKED:	TDG
APPROVED:	CSF

INFILL & MISCELLANEOUS DETAILS

SCALE: VARIES

S-302

**Attachment C:
Recorded Order of Conditions**



Franklin County Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 3876
Document Type	: ORD
Recorded Date	: May 12, 2026
Recorded Time	: 12:29:32 PM
Recorded Book and Page	: 08639 / 208
Number of Pages(including cover sheet)	: 16
Receipt Number	: 214815
Recording Fee	: \$105.00

Franklin County Registry of Deeds
Scott A. Cote, Register
Courthouse
43 Hope Street
P.O. Box 1495
Greenfield, MA 01302-1495
413-772-0239
www.Masslandrecords.com



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:
229-0253
MassDEP File #

eDEP Transaction #
Montague
City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
Franklin
- | | |
|-------------|--|
| a. County | b. Certificate Number (if registered land) |
| <u>4972</u> | <u>251</u> |
| c. Book | d. Page |
7. Dates: 4/2/2019 5/9/2019 5/13/2019
 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):
Strathmore Mill Complex Demolition and Abatement Design Notice of Intent Package
- | | |
|--------------------------------------|--------------------------|
| a. Plan Title | c. Signed and Stamped by |
| <u>Tighe & Bond, Inc.</u> | <u>As Noted</u> |
| b. Prepared By | e. Scale |
| <u>April 2019</u> | |
| d. Final Revision Date | |
| | <u>April 2019</u> |
| 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. <input checked="" type="checkbox"/> Public Water Supply | b. <input type="checkbox"/> Land Containing Shellfish | c. <input checked="" type="checkbox"/> Prevention of Pollution |
| d. <input type="checkbox"/> Private Water Supply | e. <input checked="" type="checkbox"/> Fisheries | f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat |
| g. <input type="checkbox"/> Groundwater Supply | h. <input checked="" type="checkbox"/> Storm Damage Prevention | i. <input checked="" type="checkbox"/> Flood Control |

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

Approved subject to:

- 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.



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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 type="checkbox"/> Bank	_____ a. linear feet	_____ b. linear feet	_____ c. linear feet	_____ d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ a. square feet _____ e. c/y dredged	_____ b. square feet _____ f. c/y dredged	_____ c. square feet	_____ d. square feet
7. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	8,510 _____ a. square feet	_____ b. square feet	8,510 _____ c. square feet	_____ d. square feet
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 checked="" type="checkbox"/> Riverfront Area	45,916 _____ a. total sq. feet	_____ b. total sq. feet		
Sq ft within 100 ft	26,676 _____ c. square feet	26,676 _____ d. square feet	_____ e. square feet	_____ f. square feet
Sq ft between 100-200 ft	19,240 _____ g. square feet	19,240 _____ h. square feet	_____ i. square feet	_____ j. square feet



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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. ^{cu yd} nourishment	d. ^{cu yd} nourishment
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	c. ^{cu yd} nourishment	d. ^{cu yd} 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
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22. <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



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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 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 5/8/2022 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 229-0253 "
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.



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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.
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;



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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 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 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(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.



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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
 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 document titled Special Conditions NOI 2019-01

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.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

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

Conservation Commission

- 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:

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):



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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.

 Conservation Commission

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

To:

 Conservation Commission

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

 Project Location

 MassDEP File Number

Has been recorded at the Registry of Deeds of:

 County

 Book

 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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

DEP File Number: _____

Request for Departmental Action Fee Transmittal Form

Provided by DEP

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

A. Request Information

1. Location of Project

_____	_____
a. Street Address	b. City/Town, Zip
_____	_____
c. Check number	d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

_____	_____	_____
City/Town	State	Zip Code
_____	_____	_____
Phone Number	Fax Number (if applicable)	

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

_____	_____	_____
City/Town	State	Zip Code
_____	_____	_____
Phone Number	Fax Number (if applicable)	

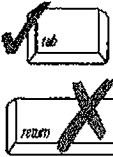
4. DEP File Number:

B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

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





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee
Transmittal Form**

Provided by DEP

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

B. Instructions (cont.)

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/>).
4. 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.

Montague Conservation Commission

One Avenue A Turners Falls, MA 01376 (413) 863-3208

DEP File 229-0253 - Special Conditions

A. Applicant Information

Applicant:	<u>Town of Montague, Selectboard</u>	DEP File #	<u>229-0253</u>
Address:	<u>8 and 20 Canal Road</u>	Montague File #	<u>NOI# 2019-01</u>
Project Site:	<u>Strathmore Mill Complex (Map 2 Lot 1.6)</u>	Date Issued	<u>May 9, 2019</u>
Owner:	<u>Inhabitants of Montague</u>		

B. Approved Plans and Documents

1. Strathmore Mill Complex Demolition and Abatement Design Notice of Intent, April 2019. Prepared by Tighe and Bond

C. Findings

1. The abatement and controlled demolition of the Strathmore Mill will be a net environmental benefit because the structure in its current state is a threat to jurisdictional resource areas.
2. The Natural Heritage & Endangered Species Program has determined that the project must be conditioned in order to avoid adverse effects to the Resource Area Habitats of state-listed wildlife species (310 CMR 10.58(4)(b) and 10.59) and must be conditioned in order to avoid a prohibited Take of state-listed species (321 CMR 10.18(2)(a)). See NHESP file no. 18-38083

D. Special Conditions

1. Pre-Construction Conference. The Montague Conservation Commission must be notified at least 48 hours prior to construction in order to inspect erosion controls, review limit of work and participate in a pre-construction conference with town officials. A copy of this Order of Conditions shall be provided to the contractor by applicant.
2. Work Timing. All work associated with the Project, is prohibited April 1 – June 30 to protect spawning fish species.
3. Botanical field surveys. Surveys for Tufted Hairgrass shall be conducted to delineate and avoid impacts to this plant species along the Connecticut River side of the project.
 - a. Botanical field surveys must be conducted by a qualified botanist in appropriate habitats throughout all areas of proposed work and areas within 20 feet, including any area of contact between the debris collection netting and the ground, using methodologies consistent with the STATE-LISTED SPECIES HABITAT ASSESSMENT AND SURVEY GUIDELINES: PLANTS (dated March 2016), see <http://www.mass.gov/cca/docs/dfg/nhosp/regulatory-review/plantassessment.pdf>
 - b. The Division of Fish and Wildlife (Division) requires pre-approval of the botanist prior to conducting surveys. Please submit a copy of the botanist's resume/curriculum vita for review.
 - c. The approved botanist shall submit to the Division a time-table and survey protocol for written approval prior to initiation of field work. The survey protocol shall list the specific taxonomic characteristics for definitive identification as well as the characteristics of similar or easily confused species. Surveys should be successful at detecting the target plant in June.
 - d. If state-listed plants are encountered within the proposed limit of work or within 20 feet, the approved botanist shall conduct additional surveys sufficient to enable the Applicant to propose to the Division protective measures to ensure that the project does not result in a Take of the state-listed plants.
4. Renewal, extension or Amendment of the Order of Conditions, Request for Certificate of Compliance. Upon filing for any renewal, extension, amendment, or certification of compliance for the Order of Condition associated with this site pursuant to the MA Wetlands Protection Act, the Applicant shall similarly file with the Division pursuant to 310 CMR 10.58(4)(b) & 10.59.
5. Authorization Duration. This authorization is valid for 5 years from the date of issuance. Work shall be completed by the expiration of this authorization. If needed, the Applicant shall submit a written request to the Division for an extension of time to complete the Work no later than 60 days prior to the expiration of this determination, and the Division will review the Project pursuant to the MESA for any continuing impacts as described herein, and any new impacts to any State-listed Species found subsequent to the issuance date of this Permit.
6. Compliance Report. Within thirty (30) days of completion of Work the Applicant shall submit to the Commission and Division a brief written report including photographs showing previous and final conditions in order to demonstrate compliance with the Conditions herein.