

**TOWN OF BLACKSTONE  
REQUEST FOR PROPOSALS**

**Low/ Moderate Income Veterans Housing Development  
Project  
Elm Street, Blackstone, MA**

**Awarding Authority: Board of Selectmen of the Town of Blackstone**

**Dated: March 16, 2016**

**Town of Blackstone**

**Request for Proposals**

***Low/Moderate Income Veterans Housing Development Project***

The Town of Blackstone, acting by and through its Board of Selectmen (hereafter referred to as “the Town”) hereby issues this request for proposals from qualified developers for the development of a low/moderate income veterans restricted housing project on parcels of Town-owned land including Assessors Map 18, Parcels 9 and 10 and Map 17, Parcel 68 located on Elm Street, Blackstone, MA (the “Project”). Complete specifications and proposal requirements shall be available on or after **March 23, 2016** in the Office of the Blackstone Board of Selectmen/ Town Administrator, Monday through Friday, 8:30 a.m. to 4:30 p.m. or by written request to the Town Administrator at the Blackstone Municipal Offices, 15 St. Paul Street, Blackstone, MA 01504.

Sealed proposals labeled “**Town of Blackstone – Proposal for Low/Moderate Income Veterans Housing Project**” should be addressed to the Town Administrator, Town of Blackstone, Blackstone Municipal Offices, 15 St. Paul Street, Blackstone, MA 01504. Sealed proposals must be received in the manner and format as required in the specifications by **11:00 a.m. on April 22, 2016**, whereupon they will be publicly opened.

Proposals or amendments received after the deadline will be returned unopened. For mailed proposals, time of receipt will determine acceptability regardless of postmark.

The Town reserves the right to reject any and all proposals received or any portions thereof deemed to be not in the best interest of the Town. The Town shall determine which proposal best serves the purpose of this RFP and best suits the interests of the Town, and it shall select the developer for the Project accordingly.

The Town encourages Women and Minority-owned businesses to submit proposals.

This Request for Proposals is issued in accordance with applicable provisions of G.L. c. 30B.

*Per the Blackstone Board of Selectmen*

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Daniel M. Keyes, Town Administrator

## I. BACKGROUND

The Town of Blackstone, as a community, has historically been an active supporter of our military and its veterans who have served and protected our country with honor. Recognizing the social and financial obstacles faced by many veterans as they transition from military to civilian life, particularly the lack of affordable and desirable housing for veterans and their families, the Town is committed to the concept of fostering and facilitating the development of high quality, yet affordable, housing to address this need. Accordingly, on February 2, 2016 the Blackstone Town Meeting approved an Article transferring the care, custody and control of the parcel of Town-owned real property, the so-called Veterans Park property located on Elm Street, Blackstone, containing 39.54 acres +/- ( the "Subject Property" or the "Site"), to the Board of Selectmen and authorized the disposition of a portion of said property by sale or long term lease for purposes of development of low/ moderate income veterans housing, with such transfer of interest to be made subject to a restriction, which may include a reverter clause, restricting the use of the parcel to said use, subject to certain design guidelines and other conditions, including a reservation of title by the Town in the remainder of the Subject Property for public recreational use. A plan of the Subject Property is appended hereto as Attachment A for reference purposes.

The Town has determined that development of a portion of the Subject Property as low/ moderate income veterans housing facility to serve the needs of veterans in our community, with the remaining portion thereof to be devoted to public recreational use, is the most appropriate and beneficial use of the Subject Property. For the purposes of this RFP, the term "*low/ moderate income veterans facility*" shall be defined as housing restricted to occupancy by veterans and eligible to be listed in the Massachusetts Department of Housing and Community Development's Subsidized Housing Inventory as authorized by MGL Chapter 40B, Sections 20-23, 760 CMR 56.00 and defined in the Comprehensive Permit Guidelines. It is anticipated that this proposed development will generate temporary and permanent jobs for Blackstone residents, generate new tax and other revenues for the Town, help alleviate the need for high quality affordable housing in the community, particularly among veterans, and, further, provide an impetus for the transformation of the remaining vacant portion of the Subject Property into sorely needed recreational/athletic fields for use by the Blackstone community.

## II. PROJECT SPECIFICATIONS

1. The Town is seeking proposals from either for profit or non-profit organizations for the development of low/ moderate income veterans housing on a portion of the 39.54-acre parcel of land now owned by the Town and shown as Assessors Map 18, Parcels 9 and 10 and Map 17, Parcel 68 on the attached Plan. The parcel is located on Elm St, a public way of the Town. As presently restricted (for public water supply purposes), the Assessors have valued the subject property at \$348,000 for Fiscal Year 2016.
2. It is expected that the selected Proposer will develop low/ moderate income veterans housing with living areas/ ancillary support facilities, and all necessary operational, parking and other appurtenant facilities on a portion of the Subject Property in a manner that maximizes the economic potential of the Site and addresses the need for such affordable housing within the Town, while conforming to sound and compatible design guidelines.

3. *All design, permitting and construction costs and expenses relating to the proposed Project, including funds in an amount to be determined by the Town to cover its reasonable peer review, legal and financial consulting service needs for the Project, shall be borne exclusively by the Proposer in accordance with applicable provisions of the Town's policies, rules and regulations.* No Town funds have been appropriated, nor are any Town funds expected to be available for or in support of, the Project.
4. It is expected that the Project will employ persons on a full/ part time basis and that, as feasible and to the extent permitted by law, Blackstone residents are to be given preference in employment and veterans housing accommodations created by the Project.
5. The Project, including site plan, landscape and architectural design, shall be subject to all required review, permitting and approval proceedings by the Blackstone Zoning Board of Appeals, Planning Board and other local boards, commissions or officers determined to have jurisdiction, upon initial review and favorable recommendation by the Blackstone Board of Selectmen. The Town may also establish certain design guidelines in conjunction with its prospective use of the recreational portion of the property as a condition of a lease or deed restriction on the Subject Property. The Project design shall ensure that adverse impacts on abutting or nearby properties, on water quality, on roadway facilities, on traffic safety and on other public interests are minimized or eliminated.
6. The Project proposal and design must also incorporate terms for the development and maintenance of public recreational/ athletic fields on the remaining Town owned portion of the Subject Property consistent with the Town's needs, as specified in Attachment B.
7. The low/ moderate income veterans housing and related improvements must comply with all applicable laws and regulations, including the Blackstone Zoning Bylaw and the State Building Code, except to the extent that a variance or special permit pursuant thereto or a waiver therefrom is granted in accordance with law.
8. The Proposer shall be responsible for securing all necessary permits in conjunction with this work, including necessary permits/ approvals from the Blackstone Planning Board and other Town agencies. The Town will be supportive of the Proposer's applications for any such permits or approvals, provided that the Proposer has complied with all specifications of the accepted proposal and the terms and conditions of any lease, purchase or development agreement executed by the Town and the Proposer.
9. The Subject Property will be either leased or deeded in fee to the successful Proposer, upon such terms, conditions and/or restrictions as the Town may deem appropriate and in the best interest of the Town, including a possible reversion clause to secure the use of the property for the affordable housing use defined herein. Any deed may be, further, subject to a reverter clause for failure to develop the proposed low/ moderate income veterans housing within a

stipulated period of time, or for other breach of any deed restriction or development requirement. Any lease shall be subject to termination for such a breach of any lease term or development requirement. The Town will determine lease payment terms or sale price based on the proposal, post-proposal negotiations with the successful Proposer, and consideration of the overall interests of the Town. It is expected that tax revenues or payments in lieu of taxes, as applicable, shall be generated by the Project and will be paid in due course to the Town by the Proposer or owners of the residential units to be created on the Subject Property. Any subsequent sale, lease, sublease, alienation or other assignment of any interest in the Subject Property to a person or entity other than the successful Proposer shall require prior written approval by the Town.

### III. MUNICIPAL CONTACTS

Questions or requests for clarifications regarding this Request for Proposals should be addressed to: Daniel M. Keyes, Town Administrator, Town of Blackstone, 15 St. Paul St., Blackstone, MA 01504. Phone: 508- 883-1500, ext. 101 Fax: 508-883-7043.

The awarding authority under this procurement shall be the Blackstone Board of Selectmen.

### IV. CONSTRUCTION SUPERVISOR

The successful Proposer must designate a construction Project Manager who is fully licensed to perform work in the Commonwealth of Massachusetts.

### V. PRE-PROPOSAL CONFERENCE

All persons/ entities interested in submitting a proposal in response to this RFP must attend a mandatory pre-proposal conference at which the Town's goals and objectives for the Project will be addressed in further detail and prospective proposers may ask questions or seek clarification on RFP/ Project criteria. Said Pre-Proposal Conference will be held on **March 30, 2016 @ 9:00 AM** in the Selectmen's Meeting Room at the Blackstone Municipal Offices, 15 St. Paul St., Blackstone MA.

### VI. QUESTIONS/ CLARIFICATIONS

Questions or requests for clarifications regarding this RFP or the proposed Project shall be submitted, in writing, to the Town Administrator (see contact information set forth in Article III, above) on or before **April 4, 2016**. Any such questions/ requests and the Town's responses thereto shall be provided to all prospective proposers who have expressed an interest in the Project.

## **VII. WRITTEN PROPOSAL REQUIREMENTS**

### **A. Minimum Proposal Data.**

Each proposal must, at minimum, include the following information:

1. The name, address, telephone number, fax number (if any), Taxpayer Identification Number, Tax-exempt Identification Number (if any), and statement of legal status (e.g. corporation, partnership, etc.) of the Proposer.
2. The name and title of one person designated by the Proposer to act on its behalf, represent it and serve as a contact person for purposes of the Proposal.
3. A list of Project team members, including, but not limited to architect, landscape architect, engineer, contractor(s) etc. which have been identified as of the date of proposal submission, along with their addresses and phone numbers, and a brief description of their respective backgrounds and qualifications.
4. A current detailed financial statement of the Proposer to be submitted under separate cover.
5. A statement of the Proposer's financial plan for the Project, including its proposed source or sources of financing, which must be satisfactory to the Town.
6. A schematic site and building design illustrating the massing, set-backs, height, layout and materials of all proposed buildings/site improvements.
7. A detailed concept for incorporating the construction and subsequent use of the Town recreational/athletic fields to be developed on the remainder of the Subject Property into the overall Project development scheme.

### **B. Comparative Evaluation Data.**

Each proposal shall also include a narrative Summary Statement containing no more than 10 pages, excluding attachments, describing the Proposer's approach to the Project and stating the reasons why the Proposer should be chosen for the Project. At a minimum, this Statement should clearly define/describe:

- XI. The terms of a proposed lease and/or purchase arrangement with the Town, including all financial considerations inuring to the benefit of the Town;

2. The manner and timeframe in which the Project would be undertaken and completed;
3. A description of how all utility, water, wastewater, access and other infrastructure requirements will be addressed; and
4. The Proposer's particular qualifications for this project, including a list of similar projects previously undertaken by the Proposer, with references.

**Two (2) originals plus five (5) copies of the Proposal must be submitted in a sealed envelope clearly marked "Low/ Moderate Income Veterans Housing Proposal, Blackstone, MA" and must be received at the Office of the Selectmen, Town of Blackstone Municipal Offices, 15 St. Paul St., Blackstone, MA 01504 by 11:00 a.m. on April 22, 2016, at which time proposals will be publicly opened. Proposals or amendments received after this deadline will be returned unopened.**

#### VIII. WITHDRAWAL OR MODIFICATION OF PROPOSALS

2. A proposal may be withdrawn by written request of a Proposer, provided that such request is received prior to the deadline established herein for the receipt of proposals. The Town will not be responsible, however, for the timely receipt of any request for withdrawal before the proposal opening hour.
3. Modifications to proposals may be submitted, as specified below, prior to the date and time specified for the receipt of proposals.
4. Two originals plus five (5) copies of any modifications must be submitted together with a letter of transmittal signed by the Proposer or an authorized representative.
5. Modifications must be submitted in a sealed envelope, clearly marked "Low/ Moderate Income Veterans Housing Proposal. Blackstone, MA" Modification No. \_\_\_" (with each modification numbered in sequence).
6. Modifications shall include any replacement pages and/or insertion pages, together with an index of modifications.

#### IX. EVALUATION OF PROPOSALS

1. All Proposals will be received and evaluated by the Town in conformance with the requirements of this RFP.
2. The Town shall provide the requisite legal rights and interest in Subject Property for purposes of developing this Project, but the successful Proposer shall be required, at its sole

cost and expense, to design, permit, build and operate the proposed low/ moderate income veterans housing development and the Proposer shall specify its intentions with respect to the development/ maintenance of the recreational fields on the remainder of the Site. Proposals will be evaluated based on consideration of all of the Minimum and Comparative Evaluation data set forth herein, including, but not limited to, the land purchase/lease consideration to be paid to the Town.

3. The Board of Selectmen, as a body, will determine whether each proposal meets the minimum evaluation criteria set forth herein. Failure of a proposal to meet a minimum criterion will disqualify a proposal from further consideration. The Town shall provide notice to a Proposer, in writing, of its reasons for disqualifying any proposal.

*X. MINIMUM EVALUATION CRITERIA*

Each proposal must first affirmatively satisfy the following two questions: (To merit further consideration of a proposal by the Town, the Town must conclude compliance and indicate “YES” with respect to each statement below).

1. Does the proposal conform in all material respects to the Minimum Proposal Data requirements as set forth in Section VII.(A) of the Request For Proposals?

YES-NO

2. Has the Proposer satisfactorily provided the minimum Comparative Evaluation Data set forth in Section VII.(B) of the Request For Proposals?

YES-NO

After evaluation of proposals according to said minimum criteria, compliant proposals shall be evaluated by the Town based solely on the comparative evaluation criteria specified below. In analyzing proposal responses to the comparative evaluation criteria, the Town shall consider the qualifications of Proposers and make any investigations or inquiries deemed relevant to the selection process. Attributes of the facilities proposed, investigations into qualifications of the Proposer and/or its project team, prior relevant experience, past project performance, financial stability, ability to meet proposed project time schedules, and the responsibility of the Proposer may also be considered. The Town will confirm claims of past experience and may request that finalists attend an interview or interviews to further explain, elaborate or clarify their Summary Statements or other elements of their proposals.

*XI. COMPARATIVE EVALUATION CRITERIA*

1. Project Approach and Description.

The Town places a premium on the Proposers' approach to the Project and submission of a Project description that is clear, concise and complete. Each Proposer's Summary Statement will be evaluated to determine the clarity and completeness of the statement of approach to the Project and the Project description.

Proposals that clearly and concisely details all required elements of the project description, the proposed financial arrangements with the Town and demonstrates substantial successful experience with similar projects by named project team members shall be rated **highly advantageous**.

Proposals that address all required elements in an adequate manner but in less than complete detail and which indicate some successful experience with previous similar projects by project team members shall be rated **advantageous**.

Proposals that address all required elements, but only in general terms without specific statements regarding the scope and the elements of the project and proposed financial arrangements with the Town and/or do not indicate any successful experience with previous similar projects by project team members shall be given a rating of **not advantageous**.

Proposals that contain no specific details regarding Project approach, proposed financial arrangements with the Town and project description shall be rated **unacceptable**.

2. The Town desires a Project that will enhance prospects for its economic development, address its low/ moderate income veteran housing needs, provide positive community benefits, generate a significant source of revenue to the Town, by taxes or otherwise, be compatible with and/or facilitate the proposed recreational use of the remainder of the Subject Property, and have minimal adverse impact on nearby properties, water supplies, roadway facilities, traffic safety, and the public good. Proposals that clearly demonstrate the ability to satisfy these Town interests, as evidenced by supporting data and comparison with similar projects completed by members of the project team, shall be given a rating of **highly advantageous**.

Proposals that demonstrate the ability to satisfy most, but not all, of these Town interests shall be given a rating of **advantageous**.

Proposals that demonstrate the ability to satisfy only some of these Town interests will be given a rating of **not advantageous**.

Proposals that do not demonstrate the ability to satisfy any of these Town interests shall be given a rating of **unacceptable**.

The Town reserves the unilateral right, upon application of this evaluation process, to reject any and all proposals that do not, in its estimation, satisfactorily pass scrutiny under above criteria or, in the event the evaluations or investigations undertaken in conjunction therewith indicate that such rejection is in the Town's best interest.

## X. PROTESTS

No protest regarding the validity or appropriateness of the specifications of the Request for Proposals will be considered unless the protest is filed, in writing, with the Blackstone Town Administrator prior to the closing date for proposals. Should such a protest be rejected or disallowed by the Town Administrator, the protester may, within 48 hours (except Saturdays, Sundays, and State holidays) appeal this decision, in writing, to the awarding authority, the Blackstone Board of Selectmen.

## XI. GENERAL

1. Proposals must be unconditional.
2. The Town reserves the right to cancel this Request for Proposals, to reject any or all proposals or portions thereof, and to waive any informalities in the proposal process if it deems it to be in the best interest of the Town to do so.
3. The Town of Blackstone supports EEO/AA/MBE entities. Women and minorities are encouraged to submit proposals.
4. The certifications on the following page shall be executed and appended to each Proposal submitted in response hereto.

END OF DOCUMENT

(Certifications and Attachments Appear on Following Pages.)

***PROPOSER CERTIFICATIONS***

***Certificate of Non-Collusion***

The undersigned certifies under the penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Date \_\_\_\_\_

By \_\_\_\_\_

(Name/Title of person signing proposal)

\_\_\_\_\_  
(Name of Business Entity)

***Tax Compliance Certification***

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, the within named Proposer is currently in compliance with all laws of the Commonwealth relating to taxes.

\_\_\_\_\_  
Proposer (Name)

\_\_\_\_\_  
(Title)

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **Ecosystem Solutions**      Prepared by: **Ecosystem Solutions**      Project Location: **Elm Street**      DEP File #: \_\_\_\_\_

- Check all that apply:
- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
  - Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
  - Method other than dominance test used (attach additional information)

**Section I.**

Observation Plot Number: <b>U</b>		Transect #: <b>A-9</b>	Date: <b>4/28/2015</b>			
Common Name	Scientific Name	Percent Cover	Percent Dominance	Dominant Plant?	Wetland Indicator Plant?	Wetland Indicator Category
Shrub	Willow*	98	82	YES	YES	FACW
	Highbush blueberry*	10.5	9	NO	YES	FACW-
	Silky dogwood*	10.5	9	NO	YES	FACW

FAC, FAC+, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: **1**      Number of dominant non-wetland indicator plants: **0**  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?      **YES**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site? **YES**

Title/date: **Worcester County, Southern**

Map number: **Accessed via GIS**

Soil type mapped: **253B Hinckley Sandy Loam, 3-8% slopes**

Hydric soil inclusions:

Are field observations consistent with soil survey? **Yes**

Remarks:

**2. Soil Description**

Horizon	Depth	Color	Redox
HTM	0-20	mixed	-

Remarks: No redox observed

**3. Other:**

Conclusion: Is soil hydric? **NO**

**Other Indicators of Hydrology: (check all that apply & describe)**

- Site Inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole:
- Water marks:
- Drift lines:
- Sediment Deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded Data (streams, lake, or tidal gauge; aerial photo):
- Other:

Vegetation & Hydrology Conclusion		YES	NO
Number of wetland indicator plants ≥ # of non-wetland indicator plants		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present Hydric soil		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other indicators of hydrology		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW		<b>NO</b>	

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **Prepared by: Ecosystem Solutions** Project Location: **Elm Street** DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

**Section I.**

Observation Plot Number:		W	Transect #:	A-9	Date:	
Common Name	Scientific Name	Percent Cover	Percent Dominance	Dominant Plant?	Wetland Indicator Plant?	Wetland Indicator Category
Ground	Skunk-cabbage*	20.5	66	YES	YES	OBL
	Upright sedge*	10.5	34	YES	YES	OBL
Shrub	Silky dogwood*	38	50	YES	YES	FACW
	Willow*	38	50	YES	YES	FACW
Tree	Red maple*	85.5	100	YES	YES	FAC

FAC, FAC+, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk

**Vegetation conclusion:**

Number of dominant wetland indicator plants: **5**      Number of dominant non-wetland indicator plants: **0**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **YES**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey** **YES**  
 Is there a published soil survey for this site?  
 Title/date: **Worcester County, Southern**  
 Map number: **Accessed via GIS**  
 Soil type mapped: **253A Hinckley sandy loam, 0-3% slopes**  
 Hydric soil inclusions:

Are field observations consistent with soil survey? **Yes**

Remarks:

**2. Soil Description**

Horizon	Depth	Color	Redox
A	0-6	10YR 2/1	-
BC	6-10	2.5Y 5/3	7.5YR 4/6
Cg	10-20	5Y 7/1	-

Remarks:

**3. Other:**

Conclusion: Is soil hydric? **YES**

**Other Indicators of Hydrology: (check all that apply & describe)**

- Site Inundated: 4"
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole: 0"
- Water marks:
- Drift lines:
- Sediment Deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded Data (streams, lake, or tidal gauge; aerial photo):
- Other:

Vegetation & Hydrology Conclusion		YES	NO
Number of wetland indicator plants	≥ # of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present	Hydric soil	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other indicators of hydrology		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW</b>		<b>YES</b>	

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **Ecosystem Solutions**      Project Location: **Elm Street**      DEP File #: \_\_\_\_\_

- Check all that apply:
- Vegetation alone presumed adequate to delineate BWV boundary: fill out Section I only
  - Vegetation and other indicators of hydrology used to delineate BWV boundary: fill out Sections I and II
  - Method other than dominance test used (attach additional information)

**Section I.**

Observation Plot Number: <b>U</b>		Transect #:	B-7	Date:	
Common Name	Scientific Name	Percent Cover	Dominant Plant?	Wetland Indicator Plant?	Wetland Indicator Category
Ground	<i>Solidago sp.</i>	63	YES	NO	FACU
Shrub	<i>Comptonia peregrina</i>	63	YES	NO	UPL
	<i>Dryopteris spinulosa</i>	3	NO	YES	FAC+
	<i>Alnus sp.</i>	3	NO	YES	OBL
	<i>Betula populifolia</i>	3	NO	YES	FAC

FAC, FAC+, FACW, FACW+, or OBL: or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk

**Vegetation conclusion:**

Number of dominant wetland indicator plants: **0**      Number of dominant non-wetland indicator plants: **2**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?      **NO**

If vegetation alone is presumed adequate to delineate the BWV boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site? **Yes**

Title/date:

**Worcester County, Southern**

Map number:

**Accessed via GIS**

Soil type mapped:

**253B Hinckley sandy loam, 3-8% slopes**

Hydric soil inclusions:

Are field observations consistent with soil survey? **Yes**

Remarks:

**2. Soil Description**

Horizon	Depth	Color	Redox
<b>A</b>	<b>0-20</b>	<b>10YR 3/3</b>	<b>7.5YR 4/6</b>

Remarks:

**3. Other:**

Conclusion: Is soil hydric? **NO**

**Other Indicators of Hydrology: (check all that apply & describe)**

- Site Inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole:
- Water marks:
- Drift lines:
- Sediment Deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded Data (streams, lake, or tidal gauge; aerial photo):
- Other:

**Vegetation & Hydrology Conclusion**

	YES	NO
Number of wetland indicator plants ≥ # of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hydric soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other indicators of hydrology	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sample location is in a BVW **NO**

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **Prepared by: Ecosystem Solutions** Project Location: **Elm Street** DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

**Section I.**

Observation Plot Number: <b>W</b>		Transect #: <b>B-7</b>	Date: <b>4/28/2015</b>			
Common Name	Scientific Name	Percent Cover	Percent Dominance	Dominant Plant?	Wetland Indicator Plant?	Wetland Indicator Category
Ground	Typha latifolia	63	100	YES	YES	OBL
Shrub	Salix sp.	63	95	YES	YES	FACW
	Betula populifolia	3	5	NO	YES	FAC

FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk

**Vegetation conclusion:**

Number of dominant wetland indicator plants: **2**      Number of dominant non-wetland indicator plants: **0**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **YES**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**  
 Is there a published soil survey for this site? **YES**  
 Title/date: **Worcester County, Southern**  
 Map number: **Accessed via GIS**  
 Soil type mapped: **253B Hinckley sandy loam, 0-3% slopes**  
 Hydric soil inclusions:

Are field observations consistent with soil survey? **Yes**

Remarks:

**2. Soil Description**

Horizon	Depth	Color	Redox
A	0-8	10YR 2/2	-
Cr	8+	Refusal	-

Remarks:

**3. Other:**

Conclusion: Is soil hydric? **YES**

**Other Indicators of Hydrology: (check all that apply & describe)**

- Site Inundated: 8"
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole:
- Water marks:
- Drift lines:
- Sediment Deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded Data (streams, lake, or tidal gauge; aerial photo):
- Other:

	Vegetation & Hydrology Conclusion	
	YES	NO
Number of wetland indicator plants ≥ # of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present	<input type="checkbox"/>	<input type="checkbox"/>
Hydric soil	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other indicators of hydrology	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW</b>		<b>YES</b>

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **Ecosystem Solutions**      Project Location: **Elm Street**      DEP File #:

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

**Section I.**

Observation Plot Number: <b>U</b>		Transect #:	<b>C-7</b>		Date:	
Common Name	Scientific Name	Percent Cover	Percent Dominance	Dominant Plant?	Wetland Indicator Plant?	Wetland Indicator Category
Ground	Little bluestem	38	33	YES	NO	FACU-
	Grass	38	33	YES	NO	FACU
	Misc. weeds	38	33	YES	NO	FACU
Shrub	Gray birch*	38	100	YES	YES	FAC

FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk

**Vegetation conclusion:**

Number of dominant wetland indicator plants: **1**      Number of dominant non-wetland indicator plants: **3**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?      **NO**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site? **YES**

Title/date:

**Worcester County, Southern**

Map number:

**Accessed via GIS**

Soil type mapped:

**253B Hinckley sandy loam, 3-8% slopes**

Hydric soil inclusions:

Are field observations consistent with soil survey? **Yes**

Remarks:

**2. Soil Description**

Horizon	Depth	Color	Redox
<b>A</b>	<b>0-2</b>	<b>10YR 3/3</b>	<b>-</b>
<b>Bw1</b>	<b>2-8</b>	<b>10YR 4/4</b>	<b>-</b>
<b>Bw2</b>	<b>8-20</b>	<b>10YR 4/4</b>	<b>7.5YR 4/6</b>

Remarks:

**3. Other:**

Conclusion: Is soil hydric? **NO**

**Other Indicators of Hydrology: (check all that apply & describe)**

- Site Inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole:
- Water marks:
- Drift lines:
- Sediment Deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded Data (streams, lake, or tidal gauge; aerial photo):
- Other:

**Vegetation & Hydrology Conclusion**

	YES	NO
Number of wetland indicator plants ≥ # of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present Hydric soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other indicators of hydrology	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sample location is in a BVW **NO**

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **Prepared by: Ecosystem Solutions** Project Location: **Elm Street** DEP File #:

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

**Section I.**

Observation Plot Number:		W	Transect #:	C-7	Date:	
Common Name	Scientific Name	Percent Cover	Percent Dominance	Dominant Plant?	Wetland Indicator Plant?	Wetland Indicator Category
Ground	Carex stricta	38	100	YES	YES	OBL
Shrub	Willow*	98	72	YES	YES	FACW
	Uptight sedge*	38	28	YES	YES	OBL

FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk

**Vegetation conclusion:**

Number of dominant wetland indicator plants: **3**      Number of dominant non-wetland indicator plants: **0**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?      **YES**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site? **YES**

Title/date:

**Worcester County, Southern**

Map number:

**Accessed via GIS**

Soil type mapped:

**253B Hinckley sandy loam, 3-8% slopes**

Hydric soil inclusions:

Are field observations consistent with soil survey? **Yes**

Remarks:

**2. Soil Description**

Horizon	Depth	Color	Redox
C1	0-6	5Y 5/2	7.5YR 4/6
C2	6-20	5YR 3/4	5Y 5/2

Remarks: Disturbed soil w/ saturation & in-situ redox w/in 12"

**3. Other:**

Conclusion: Is soil hydric? **YES**

**Other Indicators of Hydrology: (check all that apply & describe)**

- Site Inundated: 2"
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole:
- Water marks:
- Drift lines:
- Sediment Deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded Data (streams, lake, or tidal gauge; aerial photo):
- Other:

	Vegetation & Hydrology Conclusion	
	YES	NO
Number of wetland indicator plants ≥ # of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydric soil	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other indicators of hydrology	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW</b>		<b>YES</b>





**ATTACHMENT 'A'**  
**(PLAN OF SUBJECT PROPERTY)**









**ATTACHMENT 'B'**  
**(RECREATIONAL FIELD NEEDS ASSESSMENT)**

**PROJECT DESCRIPTION** In an effort to meet the Town's organized recreational needs, the Town requests the construction of:

- At a minimum, 2 full size Soccer fields (330'x210') with irrigation, bleachers, and wired for future light installation, score boards, and sound system. Fields should be installed with the correct turf mix of which should be determined in conjunction with the Parks and Recreation Commission. If space permits, 1 small Soccer field (200'x120') or 1 medium Soccer field (300'x100') should also be constructed.
- 1 regulation Fast Pitch Softball field (225') and 1 regulation Slow Pitch Softball field (200') with irrigation, bleachers, and wired for future light installation, score boards, and sound system. Fields are to be enclosed with a 4 foot chain link fence. Include dugouts at field level that are chain link enclosures including lid with gated access from the non-playing side of the field for fan safety. Turf mix as well as infield mix should be determined in conjunction with the Parks and Recreation Commission.
- A central/convenient (ADA compliant) asphalt parking lot for visitors to the recreational fields. Parking lot or lots to hold 75 to 100 cars.
- A central concession stand with restroom facilities for the public (ADA compliant) and maintenance/storage space for the two sports. Concession stand should have expansion ability for a public announcing booth.
- A perimeter walking track.

While all of the above is needed in the Town of Blackstone, the order of significance is as follows:

1. 2 full size Soccer fields
2. Parking lot
3. Restroom facility
4. 2 Softball fields
5. Walking track
6. Wishlist small or medium Soccer fields