

SCITUATE PLANNING BOARD MINUTES October 26, 2023

Members Present: Rebecca Lewis, Vice Chair; Ann Burbine, Clerk and. Stephen Pritchard and Bob MacLean and Mr. Patrick Niebauer, alternate.

Others Present: Karen Joseph, Town Planner; Shari Young, Administrative Assistant

Members absent: Patricia Lambert, Chair

See Sign-in List for names of others present at this meeting.

Location of meeting: Select Board Hearing Room, Town Hall, 600 C J Cushing Highway, Scituate.

Vice Chair Lewis called the meeting to order at 6:30 P.M. The meeting was being recorded for airing on local cable television and streaming live on Facebook with in-person and remote access available.

Documents

- 10/26/23 Planning Board Agenda

ACCEPTANCE OF AGENDA: Vice Chair Ms. Lewis indicated there was a posted agenda. Mr. Pritchard seconded the motion for the posted agenda a vote was taken the vote was unanimously in favor.

Continued - Public Hearing – Major Site Plan Review and Stormwater Permit – Stearns Meadow – Water Treatment Plant – 453 CJC Hwy
Assessor's Map/Block/Lot 47-2-26-J
Applicant/Owner: Town of Scituate

Documents

- PDF 2023.08.02 – Scituate FD Coordination Meeting Summary
- PDF 2023.09.12 – Roof Height Detail Memorandum
- PDF 2023.10.06 – Response to Peer Review Comments
- PDF 2023.10.06 - StearnsMeadowWTP Civil Drawings PB rev1
- PDF 2023.10.06 – StearnsMeadowWTP O & M Plan
- PDF 2023.10.06 – StearnsMeadowWTPSupplemental Drawings PB Rev 1
- PDF 2023.10.06 – StearnsMeadowWTP SW Management Report rev1
- PDF 231018-2ndPeerReview – ScituatePB – WTP
- PDF C015705 TempDewatering
- PDF C015713 TempErosion-SedimentControls
- Email dated 10.2.23 with Fire Department Comments
- Email dated 10.12.23 with Conservation Commission comments
- Email dated 10.3.23 with Fire Department Comments
- Email dated 10.24.23 with BOH Comments
- PPR Water Treatment Planning Board 10.26.23 Presentation

Attendees: Steve Robbins, Woodard & Curran; Kevin McCaffery, Woodard & Curran; Kevin Cafferty, Director of DPW, Janet Bernardo, Planning Board Peer Review Engineer, Horsley Witten (HW); Wade Stanley, Woodard & Curran

Mr. Robbins updated the Board on comments received at the last meeting and comments from peer review. SEE ATTACHED PRESENTATION.

Ms. Bernardo provided comments from the Peer Review.

- Applicant provided a response dated 10.6.23 to first peer review letter
- 2nd Peer Review letter was provided 10.18.23
 - Many items were adequately addressed, some items the Board may want to consider as special conditions or additional information the Board may require
 - Applicant going to ZBA for a Special Permit for the roof height
 - Tree survey under progress
 - Portion has been completed and a portion is still being completed
 - Fire Department is satisfied
 - Board of Health (BOH) needs to provide letter of approval
 - Review letter was provided and there seems to be several items that still need to be addressed
 - Applicant understands an approval from MassDOT for the curb cut is required
 - Board may want to receive the permit
 - Exfiltration of the largest detention basin has been addressed
 - Additional test pit was done to confirm adequate separation to ground water and permeability rate was adequate
 - Applicant is maintaining and reducing peak volume as well as the peak flow rate
 - Now in compliance with the regulations
 - Minor clerical error on sheet C043 that should not be an issue to address
 - Prior to construction the applicant will need to prepare a SWPPP in accordance with the EPA NPDES permit
 - Needs to be completed 14 days prior to construction
 - Board may want to require a copy
 - Board will want the stand-alone Operations & Maintenance plan
 - Town/Water Department will need to utilize the plan for ongoing upkeep of the facility
 - Need receipt of illicit discharge statement signed by the property owner

Ms. Bernardo said the applicant did respond to all of their statements and they are satisfied.

Ms. Joseph followed up with several comments.

- BOH has provided comments to the applicant that need to be addressed
- Height issue is going to the ZBA on 11.16.23
- Parking
 - The Board has to find that the parking is adequate, the use is not in the parking table
 - The Board agreed with the 19 parking spots discussed

- The operating equipment must be stored in the garage
 - Will be conditioned
- SWPPP as all projects the Board will condition it needs to be provided 2 weeks prior construction and submittal to the EPA
- Landscape plan
 - Should have a range of evergreens in the back, 5'- 8' so it mimics a forest, trying to blend in the edge to something existing
 - Board wants the plan stamped by a Registered Landscape Architect
 - The Board asked that the results of the tree survey be integrated into the landscape plan
 - The applicant has a removal plan and a landscape plan
 - Board wants a plan with the trees to remain along with the landscape plan
- Phasing of the project/sequence of construction
 - Applicant has provided specifications for dewatering and erosion control
 - Is the size of the sump sufficient to meet the NPDES permit requirements
 - How will construction be phased? Information provided says things won't be kept open for more than 3-5 days
 - There is a limit to how much disturbed area can be open
 - Mr. Robbins needs to verify what is on the plan, he did not want to misquote
 - The project is probably an 18-month overall project
 - Start of site preparation to final restoration
 - Primary earth work and foundation activities are likely 6-9 months

There was discussion about how much is being excavated and where the material is going. Mr. Robbins indicated there is a net import to the site; they are bringing in more material than what is being excavated. If the materials are suitable they will be reused on the site for grading, but there is a net fill on the site. Mr. Robbins referred to the landscape plan in the slide presentation and said there is a bit of grading on the lower part of the site, while there are deep excavations in the footprint of the building the volume of soils needed to meet Town requirements of 3:1 slope it requires them to raise the southern portion of the site. The cut and fill analysis was previously provided to the Board.

Ms. Joseph asked the applicant to explain the sequence of how this is going to be done; she said the plan implies they do not want to open up the area all at once. Mr. Robbins referred to the construction phase stormwater and dewatering slide in the presentation and explained the sequence of events.

- First element of construction is establishing the erosion and sediment controls
 - Can clear trees, but not grub the stumps
 - Trying to have them done as concurrently as possible
- Stormwater basins will go in that will hold stormwater during construction and any dewatering from the site
 - Establishing the infra-structure needed to manage the water on site
 - Dewatering is being managed through the temporary storage created on the site

- It is not managed through a “frak tank” on the site, but managed through the stormwater management
- Mr. Pritchard said there were above ground steel tanks noted in the plan
 - Mr. Robbins said there maybe some allowed for in the spec for certain elements prior to the water flowing down through the conveyance of the stormwater infrastructure
 - They are creating a detention basin that will retain and infiltrate down
 - There was question if it will be big enough to hold the dewatering
 - The basin is at the lower portion of the site, where the permanent structure will be
 - It will not be dug to the final depth, so it will not get ruined with silt during construction
 - The analysis was done for stormwater and dewatering and there is enough volume
- Mr. McCaffery said the volume was determined by the local rule of 3,600 cubic feet per disturbed acre.
 - To date there has been no routing analysis to look at a concurrent rain event compared to the storage; that is not a typical request or requirement

Mr. Pritchard was concerned that the basin was not designed for dewatering and a rain event at the same time. Mr. Robbins said they will confirm and provide that information to the Board. Mr. Pritchard opined no one wants to overflow/overflow the basin.

There was discussion that total fill is 61,000 cubic yards; the applicant did not have the total cut numbers available.

- After the perimeter erosion controls are established the temporary stormwater basins will have been done and the site will have been cleared
- Major earthwork will begin
 - Start with regrading of the access around the building to allow for the excavation and building of the foundation
 - Initial excavation activities are within the building perimeter itself
 - Due to soils on site they need to have a slope/benched excavation
 - Mr. Robbins referred back to the construction phase slide
 - He pointed out the stockpile are that would be a net fill area
 - Excavation spoils would be detained, covered, managed during construction
 - Material would then be used to shape the lower portion of the site and regarding if it is suitable material
 - Once the foundation is in the earthwork progresses in conjunction with the building work, vegetation gets established in some of the open areas
 - Once the vegetation is stabilized then the temporary basins come out- the perimeter controls stay in place for the duration of construction

- Earth work for the final stormwater basins and sand drying beds proceeds in conjunction with the interior building construction
- Area for the septic system is fenced off so there is no traffic on top of it during construction
 - May happen in conjunction with some other earthwork, may not be the final thing that happens, but it is in a segregated area so there is no compaction of the soils.
- Earthwork in the basin is limited in the area to the extent possible to establish and maintain the basin, site traffic is directed between the excavation and the temporary stockpile area.
 - There will be construction fencing and signage to keep heavy equipment away from the area so it remains as undisturbed as possible
 - The stockpile is an area that has no stormwater infiltration in the future
 - Ms. Joseph said that this will really need to be emphasized with the contractor and on the plans
 - The final area can't get overly compacted so the final product doesn't work on a glacial till site

Mr. Pritchard asked several additional questions.

- If treatment for PFAS is needed will it require expansion of the building
 - No expansion will be need, there is room in the building for expansion if needed
- Lights, what about the wall pack lights
 - Lights are down light for security purposes
- Standard operation is a 2-shift operation, when will things be happening that could affect the neighbors
 - Currently Scituate runs on a on single shift
 - When speaking of capacity, the plant is designed for a future 24-hour operation
 - The plant is able to line up well with maintaining a single operating shift
 - If there are demands or other issues the plant is being designed for longer periods of operation
- Noise
 - There should be no noise coming out of the building
 - Blowers and pumps are located on the Eastern side of the building interior, pulled these elements from the closest neighbors
 - The operators within the building have offices in a control room adjacent to those machines, sound protection measures have been taken to protect those offices
 - There are several layers of sound mitigation within building, etc.
 - The nosiest feature on the site is the emergency standby generator
 - There is noise attenuating enclosure which is under 65 DBA
 - The generator and HVAC are on the back of the building in a sound enclosure
 - The external envelope of the building is below 65 DBA
- Energy use – making the facility zero carbon for electricity

- There are measures that will help the town contribute to reducing its greenhouse gas footprint
 - South facing roofs, can be used in the future for solar power
 - There are pumps, blowers, and energy use that goes into producing clean water so the net zero for the facility is achievable, but heat pumps are used for offices and other non-industrial spaces

Mr. Robbins explained they are exceeding the energy code where possible, using premium efficiency motors and blowers using the natural slope of the site with the hydraulics for treatment to minimize the need for any repumping in the energy process. He said they are trying to make it as efficient for the Town's ongoing operation as possible.

Mr. Pritchard said the last time the applicant indicated they were using efficient motors, he assumes they are using variable speed drives and LED lighting; Mr. Robbins said absolutely.

Mr. Pritchard asked if the energy that is being used can be acquired as renewable energy. Mr. Robbins said that is a Town purchase policy decision. Mr. Cafferty said he spoke with DEP and if the Town was do something like that it would not get any credits, because the credits are already used with the solar array and the wind turbine. Mr. Pritchard said he is talking about the purchase of renewable energy; Mr. Cafferty said he will have to talk with the Town Administrator about it. Mr. Pritchard said the Town has created a whole program for residents and this should be part of that. Mr. Cafferty said he thinks this would be part of that program, but it needs to be confirmed.

Public Comment:

Ms. Freya Schlegel resident at 9 Westgate Lane asked if the stormwater runoff could be used for the plantings; could the rainwater capture be used to water all the new plantings. Mr. Robbins said they did look at that; the design of the permanent stormwater basins are for biofiltration, detention and infiltration back into the groundwater trying to replicate what is currently happening on the site. He said once the water infiltrates it eventually gets into the Town's drinking water supply, the Town needs to maintain some minimum flows. He said the extent of new plantings and landscaping adjacent to the building is where it would be most feasible to use rainwater capture for irrigation it is fairly limited so it ends up being a significant infrastructure investment. He said the landscaping around the building is designed to be low maintenance for the Town staff with native vegetation that shouldn't require ongoing irrigation once it is established. Ms. Schlegel asked if rainwater could be used for the initial plantings. Mr. Robbins said that is something they can review with the Town and see if can be incorporated.

Mr. Michael Gibson resident at 142 Old Forge Road said he has a securities background and things that tend to get people in trouble is making false or misleading statements; he hopes that applies in the engineering world as well. He said the buffer to the adjacent neighborhood is 30', the minimum that is required in the Town's zoning. He said the applicant previously presented the buffer as 50' prior to site approval last year in several meetings. He provided several dates and times that have been recorded where the project was described to have a minimum of a 50' buffer to the adjacent neighborhood. He is asking why the plan presented is only a 30' buffer for parts of the neighborhood; he opined the applicant lied to get site approval and it is a bait and switch. He said this isn't about the water treatment plant, the residents of the town voted for the funding and the approval of the site, but it is about the statements that the applicant told the residents of this community to get approval for the design. He said the applicant talked about how they worked with

the community and why the site was approved. He said they were told there would be plenty of time for input, but he opined once the plan is approved by the Board people will not hear from this applicant again. He said there has been no public meeting about this project since Town meeting. He asked that the Board hold the applicant responsible for the statements the applicant made, they should be held accountable; there should be a minimum of a 50' buffer between any site work and the abutting neighborhood.

Ms. Joseph asked the applicant to show on the grading plan where the grading is and where the buffers are. Mr. Robbins referred to the landscape plan and said the intent is to minimize the disturbance on the site and the impact to the nearest abutters with a focus on the built infrastructure, those features that are permanent features of the site that significantly differ from the existing features on the site, i.e. the building, circulation, and permanent features on the site. He said it is correct that they are maintaining a 30' rear setback from all construction work there are areas of the site within 50' that will be disturbed during construction for grading and will then be re-vegetated. He pointed to the southwestern corner of the site and the northwestern portion of the site where the septic system will be. He said the southern portion of the site has the most distance and most separation from the permanent features of the site, there are significant plantings between those residents and the main treatment facility. On the northern part of the site the replanting is much more intensive to provide the visual screen. Mr. Robbins said the soils on the site require that there be more space for stormwater treatment; they are seeking to maintain minimum slopes on site for slope stability and appearance on the site.

Mr. Gibson commented that it is not a 50' buffer, he said it is going to be graded and cleared, it may be replanted, but the applicant is not keeping the 50' buffer which was stated in many public meetings. Mr. Robbins said he disagrees with Mr. Gibson's definition of "buffer".

Ms. Patricia Butler resident at 439 CJC Highway asked how deep they are going down. Mr. Robbins said the maximum cut for the foundation of the building is central in the building underneath the treatment tanks, at least 12' - 14' below the grade at the deepest point to the bottom of the foundation. He said on the southern end of the site where the garage is it is at existing grade plus/minus a foot, but it is not a subgrade garage.

Ms. Butler asked if they are going to change the pitch of the hill; answer is yes. She asked if it will change the flow of the water; Mr. Robbins explained more of the water will be kept interior to the site than it currently does. He pointed out the stormwater management areas on the landscape plan and showed how the water will flow; although the hill is steeper a smaller area is flowing towards her house and there is no new impervious service directed towards her that doesn't go through other detention mechanisms.

Mr. Pritchard said there should be a before and after from the stormwater for volume and velocity that they could tell Ms. Butler, there can't be more than what already exists. Mr. Robbins said correct, there is less than what happens now. He explained that water is being moved in other directions and pivoting it towards the southwest as opposed to the southeast. Mr. Robbins said they do not have an increase in peak velocity or stormwater leaving the site. The water will move over the surface towards the conservation land.

Ms. Joseph asked how they will maintain the rate and volume during construction, she said it cannot be increased during construction either. Mr. Robbins said that during construction it is phased so that before new impervious surfaces are added the stormwater infrastructure has been built out.

Mr. Steve Young resident at 5 Old Forge Road reiterated that their understanding of the buffer was it was going to be untouched. He said the conversation with the Select Board, etc. was that they were going to save every tree possible; he said if they are going to take every tree down and then replant trees and call that the buffer that is not what was said, that is not how it came across. He pointed out an area he was concerned about on the landscape plan where he thought the buffer to be only 10'. He said it appears that the septic system is going right up against the property line. Mr. Wade Stanley pointed out several lines on the site layout to show where they plan to cut and where they are maintaining the buffer. Mr. Young pointed out a corner on the layout where he thought it was only about 10'. Mr. Stanley said they may be able to look at that corner and see if it can get pulled in a bit, but there are plantings going in. There was discussion about the setbacks and maintaining a 30' setback all the way around, there is a 15' side yard setback.

Mr. Robbins said they will take a look at the corner and if there is less grading they could do there. Mr. Young said he understands there are going to be plantings, but he is trying to understand if everything is going to be cut down within the 30'. He said trees don't necessarily grow every 10'. Ms. Joseph said that is why the Board has asked for an evergreen screen to be just inside the limit of clearing and that is what they are showing an evergreen screen.

Mr. Young said he is asking why there is a 15' buffer in that one location where everything else has a 35' buffer. The applicant is going to go back and look at it.

Mr. Young also commented that the amount of water that comes off the property and flows into the reservoir is crazy and he doesn't know how big the detention basin is; it is a river that comes off the property in a storm. Ms. Lewis said they are not allowed to have more water come off the site than it already has and that is what they are doing with stormwater. Mr. Young said he is just telling the Board his version and it is a lot of water.

Mr. Pritchard said the stormwater is supposed to be designed for the hundred years storm and there are peer reviewers that have reviewed it and say it is designed for that capacity. He said he was asking what the capacity is in conjunction with dewatering; the issue here is they are going below ground water level when building the foundations so the water will have to be pumped out on a continuous basis. He opined if there is a big storm then dewatering should cease. He said the retention basin has to handle both, but the applicant is going to answer that question. He opined the design of detention basin is to handle the 100 year storm it will detain the water and it will infiltrate into the ground and ultimately into the reservoir.

Mr. MacLean asked if the basin could still be maintained with a 50' cut line, adding 20' to the 30' that is shown on the plan. Mr. Robbins opined it could not be maintained without creating a steep slope in the area that would exacerbate the water. He said the other constraint is the wetland and the wetland buffer, there are wetlands on the site that are central that they can't avoid and they are proposing mitigation to have a better connection to the wetlands and habitat that remain, but they are doing their best to stay outside that area.

Ms. Joseph verified the slopes are 4:1 on the outside of the basin as it is in the WRPD and 3:1 on the inside of the basin and should not be made steeper because they will then be difficult to maintain.

Ms. Burbine reiterated that the applicant will take everything under advisement and will try to make it better; she opined this is a very difficult site and not everyone is going to be pleased.

Ms. Catherine Bulman resident at 72 Old Forge Road asked how the plan has changed from a 50' buffer to a 30' buffer. Mr. Robbins said he would put the things that changed into two categories, the building was made smaller since the initial time, the activities on the site were consolidated to reduce the built footprint on the site. The second category is the site investigations that are necessary in order to design and sign-off on the design; initially there was publicly available information prior to development proposals on the site that had a higher infiltration rate on the site than they found when they did their own investigations and by necessity required the stormwater to get bigger.

Mr. Young asked if the 35' buffer means there is no cut within it. Mr. Robbins said the 30' setback is a zoning designation of where a building can/can't go; they are well outside of that, within a normal development application within that setback you can disturb the area, but you can't put a building in that setback. He said they are well outside the setbacks for the building which is what the 30' setback requires; he said they are further not disturbing outside that setback. Mr. Young asked if they could show a diagram of what is going to stay, what big trees are going to stay. Mr. Robbins said the comment was also made by a Board member and on the next iteration they will show the trees that are surveyed that are to remain.

Mr. MacLean pointed out that anything outside the line of half circles is not to be touched, that is the limit of work line.

Ms. Butler said when she looks at the buffer area it looks miniscule compared to the rest near her property. Mr. Robbins explained some of the lines on the plans to show where the limit of work is and the property lines. The limit of work is a few hundred feet from her property line.

Mr. Dave McCormick resident at 21 Stearns Road said it seems like there are tons of lights around the building and asked if they will be illuminated 24/7. He opined it does not need to be lit up at this level all the time. Ms. Burbine said it for security reasons. He asked if there could be motion sensors or something like that. Mr. Robbins said they on a timer system that can be controlled. Mr. McCormick asked about other security measures, i.e. an alarm system that would light up when needed, also considering energy usage. Mr. Robbins said they will work with DPW to see if any modifications can be made.

Ms. Bulman asked if the project was still within budget; yes.

Motion:

Ms. Burbine moved to accept the applicants request to continue the public hearing for Site Plan Administrative Review and Stormwater Permit for the Stearns Meadow Water Treatment Plant at 453 Chief Justice Cushing Highway until November 16, 2023 at 7:00 pm and to continue the time for action for filing with the Town Clerk until December 22, 2023.

Ms. Pritchard seconded the motion; a vote was taken and was unanimously in favor.

The Board took a five-minute break at 7:55pm; the Board reconvened at 8:05pm.

Form A- ANR Plan – 747 Country Way
Assessor's Map/Block/Lot 12-3-9 & 9B
Applicant/Owner: Gregory Crone

Documents

- PDF 22-311 ANR App Submittal Pkt
- PDF 22-311 ANR Mylar
- PDF Transmittal
- PDF ZBA decision 50' lots
- DOC DRAFT Motion Form 747 Country Way

Attendees: Greg Morse, Morse Engineering

Mr. Morse gave a brief overview of the ANR Plan.

- Property located at 747 Country Way
- Existing home on the property
- R-2 District
- Cut property into to lots A and B
 - Both comply with upland area requirements and frontage on Country Way
 - Each lot as 60' of frontage
 - Each lot as the required double the lot area in the district
 - ZBA Approval for 50' Frontage lots - Special Permit
 - Lot A has to keep its same existing access, Lot A cannot use the frontage on Country Way for access
 - Sole means of access is the existing way
 - Lot B will be serviced by a new driveway off of Country Way
- Stone wall in front of Lot B
 - Town Counsel has opined that the plan should be endorsed because the wall could easily be removed.

There was discussion about the wall if it requires a scenic road hearing; Ms. Joseph said she has not made a determination on that yet and has asked Mr. Morse for some additional information. Mr. Morse opines the stonewall is 100% on the applicant's property, he provided the Board with some photos. He said it will require a Scenic Road permit when the driveway goes in, but no stonewall or trees will be removed within the scenic road layout. He said there have been 3 previous surveys done not by his office that show the original layout for 1888, a Mass DOT layout in 1940 and a survey of the property in 1953 all depicting the stonewall on the private property. He said it is not an impediment for access to the site, it is a stacked wall.

Ms. Joseph said Mr. Morse will need to provide the documentation because it is not evident from the plan as it is shown now. Ms. Joseph does however, recommend the plan be endorsed.

There was discussion if the right-of-way is shown on the property. Mr. Morse said there is a piece of land between the right-of-way and the applicant's property that the applicant has rights over and in front of it that was discontinued when the layout was discontinued through the County Commissioners. He said the current layout for Country Way is 35' wide at this location. The stonewall is just inside the applicant's property it is 6" to a foot onto the applicant's property.

Motion:

Ms. Burbine moved to endorse as approval under the Subdivision Control Law Not Required a Plan of Land in Scituate, Massachusetts for 747 and 0 Country Way (Assessor's Parcels: 12-3-9 and 12-3-9B), Scituate, MA by Jason Scott, Professional Land Surveyor of Morse Engineering Co., Inc., dated June 30, 2023 for applicant/owner Gregory Crone as the division of land is not a subdivision because every lot shown on the plan has frontage of at least the distance presently required by the Scituate Zoning Bylaw on the public way of Country Way with the relief provided by the Zoning Board of Appeals.

Mr. MacLean seconded the motion; there was discussion.

Ms. Joseph said that she discussed with Town Counsel that there currently is not vital access, there has to be access and frontage in order to endorse a Form A; Town Counsel opined that if the Board went to court they could lose because vital access could easily be achieved.

Mr. Pritchard said the applicant should go through the Scenic Road hearing and get the access, like they did for the ZBA. Ms. Lewis said Mr. Morse is saying that the applicant doesn't need a scenic road permit to remove the wall and they can access the property without going over the stonewall. The stonewall is shown on the plan, right at the front of the lot line, the bold line on the paper is overlapping the stonewall.

Mr. Morse said in the photos he provided he depicted in red the property line and the previous surveys all show the stonewall on the private property. Mr. Morse submitted additional plans for Ms. Joseph and the Board to review.

Ms. Joseph noted that the plans just submitted show the stonewall is on private property.

There was discussion that a stormwater permit will be needed when the lot is developed, that the trees have already been cut down and the applicant has left a lot of silt on Country Way from work he has been doing.

The motion was left as is; it was seconded by Mr. MacLean; the vote was unanimously in favor.

MBTA Communities Discussion:

Ms. Joseph indicated there was not much new information, but the bottom-line is we will be able to keep the density at 15 units/acre by-right in GWB, GVC, NRN and keeping North Scituate Outer Village at 15 units/acre by-right. The Consultant is reviewing the Zoning Bylaw to see if there are any other changes that need to be made. We know have to take out commercial parking requirements for by-right developments in the VCN NDTV and North Scituate Village Center, the affordable housing requirement will have to drop down to 10% for by-right developments in the VCN. We meet the requirements for the Mixed-use district and we are working on the paperwork; the districts have to be approved by the State prior to Town meeting, the forms cannot be submitted less than 90 days prior to Town meeting.

Minutes

Documents

Ms. Burbine moved to approve the meeting minutes from October 12, 2023.

Mr. MacLean seconded the motion; a vote was taken and was unanimously in favor.

**Accounting
Documents**

PO #2403625 (\$18.00), PO #2403561 (\$124.80), PO #2403561(\$194.70), PO #2403525 (\$13,167.05)

Ms. Burbine moved to approve the requisition of \$13,167.05 to Chris Horne for return of stormwater bond and unexpended peer review funds for the project at 46-48 Hollett Street, for \$124.80 to GateHouse Media for 28 Torrey's Lane legal ad, for \$194.70 to GateHouse Media for 19 Ford Place legal ad, for \$18.00 to Schwaab Inc. for name plate for Patrick Niebauer.

Mr. Pritchard seconded the motion; a vote was taken and was unanimously in favor.

Liaison Reports:

Affordable Housing Trust – reported by Ms. Burbine:

- Nothing really happening, nothing to report

Bicycle Committee – reported by Mr. Niebauer:

- Up and running, but have some issues
 - Trying to find locations for bike racks
 - More markings in the roads from train stations to the beaches
 - May work with DPW

Planning and Development – reported by Ms. Joseph:

- Mr. MacLean to continue on as the EDC Liaison
- Wireless Communication Bylaw sent to the Board
 - Comments needed by early November
 - Working to set up internal meeting with key departments, i.e. fire, police, etc.
- DRAFT decision for 61 New Driftway – comments needed by Halloween
- 18 Drew Place
 - Solution to may be to call the building a Flex Space Fabrication Building
 - Board may have to waive that it is on public way
- Design Review Committee (DRC) philosophy
 - Any willingness to change the philosophy to allow a project to go to DRC once it is submitted before the Board hears it.
 - If the applicant is not looking for input from the Board then it could be okay, but if it is a significant development it would be better to come to the Board first and get input.
 - Once it goes to DRC things are just being tweaked
 - The Board is open to trying it on a project
 - The Board will look at the projects on a case by case basis
- Sustainable South Shore meetings - clean energy
 - Meetings are once/quarter, annual meeting is Monday night.
 - Mr. Pritchard may be able to attend
- Subsidized Housing Inventory
 - Town is not getting a Housing Production Plan Certification
 - Herring Brook Meadow and Stockbridge Landing were not submitted when they first became eligible
 - Herring Brook Meadow 2010 with Modification in 2018
 - Was turned down in 2018
 - Stockbridge Landing 2019

- Certification gives the Town a stay on 40B projects
 - Town does not qualify
- All units submitted are now on the Subsidized Housing Inventory
 - Herring Brook Meadow – 60 units
 - Stockbridge Landing - 17 units
 - Drew/SkySail – 12 units
 - Cottages at Old Oaken Bucket - 6 units
 - Total of 90 units, 6.15%
 - All units available to be on the Inventory list are on the list
- No new information on 7 New Driftway
- 809 Country Way – nothing has come in to the Planning Board

There was discussion about the Wireless Communications Bylaw; it was written by Attorney Andrew Campanelli from New York. There are some inconsistencies with Massachusetts right now and how the Town operates, etc., Ms. Joseph has these items flagged for discussion. She said the Town wants wireless communication, but it seems there should be more standards for Small Cell Attachments. This has been privately funded. She discussed there are several upcoming meetings both internal and with Attorney Campanelli.

Ms. Joseph trying to have a meeting the first two weeks of November, two Planning Board members can come. Bylaw has been sent out to Police, Fire, TA, IT, etc. for comments and will be asking them to attend a meeting to hash it out.

The Planning Board has not decided whether to sponsor this article or not, if the Board does not sponsor it Ms. Joseph opined it will likely come in as a Citizens Petition.

Documents

- Email to the Board from Shari Young dated 10.20.23 with agenda 10.26.23
- Email to the Board from Karen Joseph dated 10.20.23 with meeting materials for Stearns Meadow Water Treatment Plant and 747 Country Way.
- Email to the Board from Shari Young date 10.24.23 with DRAFT meeting minutes from 10.12.23
- Email to the Board from Karen Joseph dated 10.25.23 with meeting materials for Stearns Meadow Water Treatment Plant and 747 Country Way.

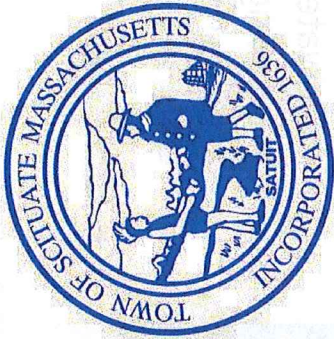
These items were distributed to the Board electronically.

Ms. Burbine moved to adjourn the meeting at 8:35 p.m. Mr. Maclean seconded the motion; a vote was taken, and unanimously in favor.

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Ann Burbine, Clerk
Date Approved: November 9, 2023



Stearns Meadow Drinking Water Treatment Plant

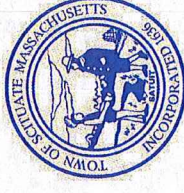
Planning Board Meeting

October 26, 2023



Agenda

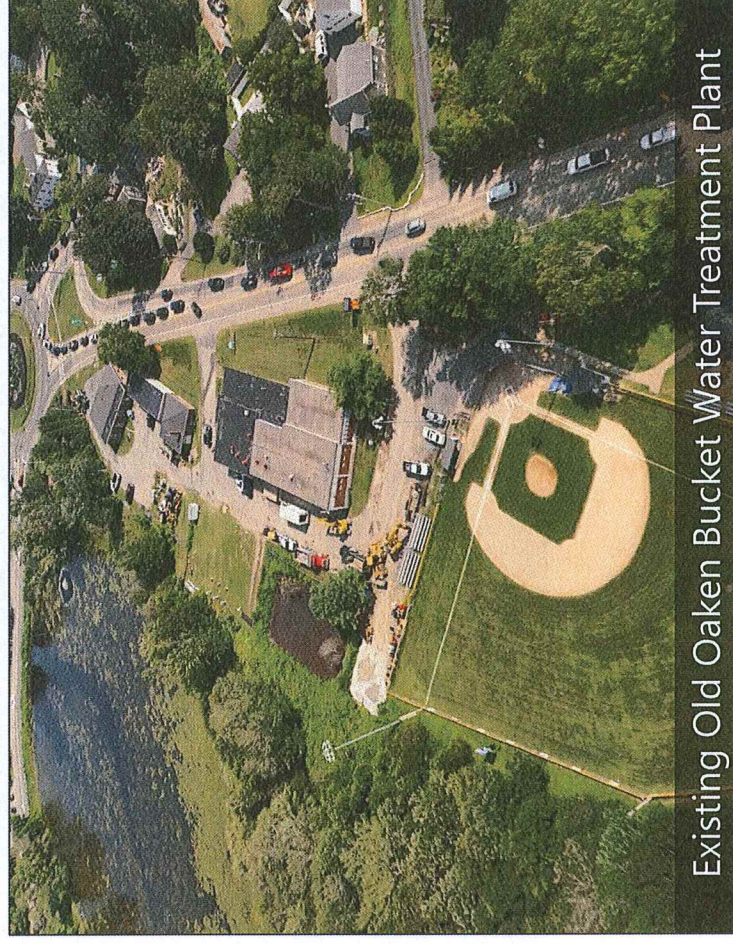
- ▶ Project Background
- ▶ Project Objectives
- ▶ Site Overview
 - October 2023 Layout
 - Planning Board Timeline
- ▶ Response to Comments
 - Building Overview
 - Septic System
 - Stormwater
 - Dewatering & Runoff
 - Lighting and Landscaping
 - Layout Changes in Response to Comments
 - Parking
- ▶ Q&A and Public Comment



Project Background

Stearns Meadow Water Treatment Plant

- ▶ Water System Master Plan by Tighe and Bond (2021) recommended a new Water Treatment Plant
- ▶ The Town of Scituate Water Department serves approx. 7,900 services. Approx. population of 19,000.
- ▶ Approx. 1.553 million gallons per day (MGD)
- ▶ The current Old Oaken Bucket (OOB) Treatment Plant is unable to effectively manage the manganese levels from the OOB Pond.
- ▶ Design and construction of the new WTP at Stearns Meadow was approved at the September 2022 Special Town Meeting



Existing Old Oaken Bucket Water Treatment Plant

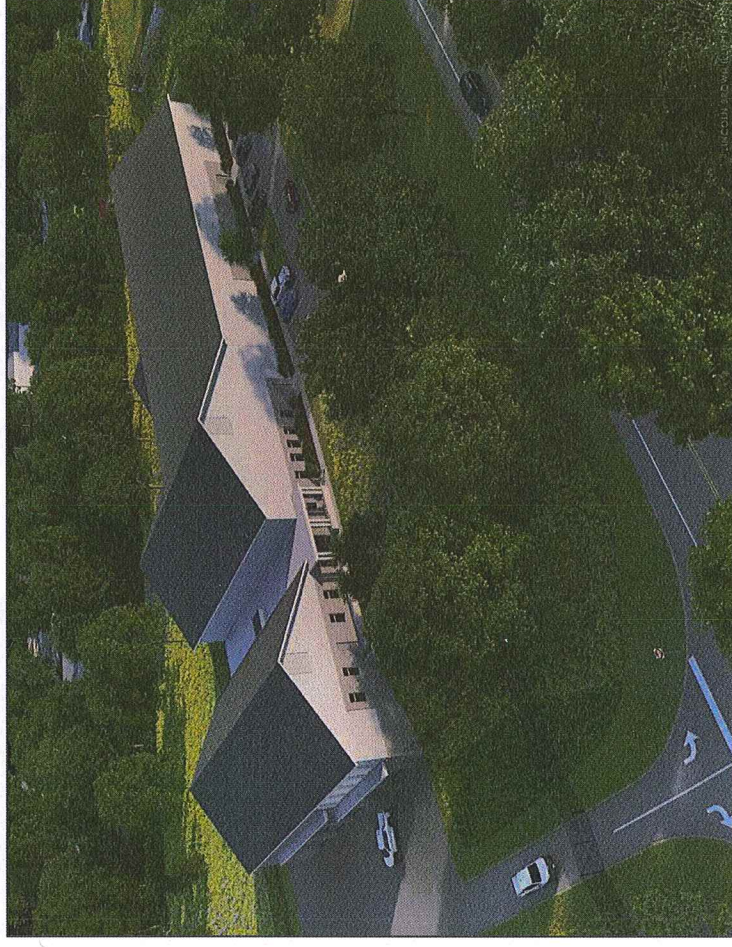
Project Objectives

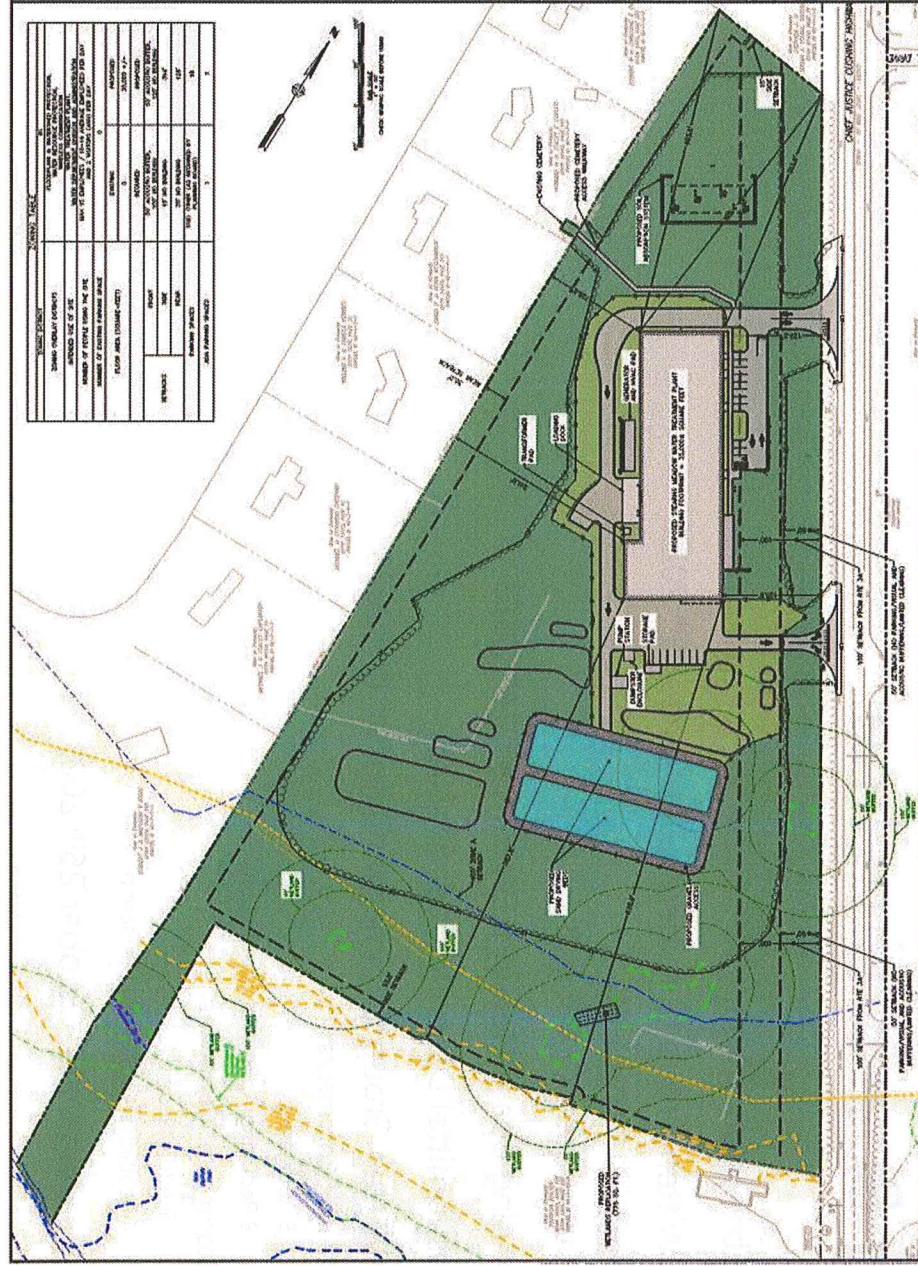
Water Treatment Plant Performance

- ▶ Permitted Average Flow (OOB): 0.79 MGD
- ▶ WTP Design Capacity: 3.0 MGD
- ▶ Filtered Water Turbidity 0.1 NTU
- ▶ Finished Water Manganese <0.05 mg/l
- ▶ Meet all EPA and MassDEP Water Quality Standards
- ▶ Ability for future PFAS treatment
- ▶ Process automation and remote monitoring capabilities

Water Supply Operations Resiliency

- ▶ Capability to produce 3 million gallons in 16 hours





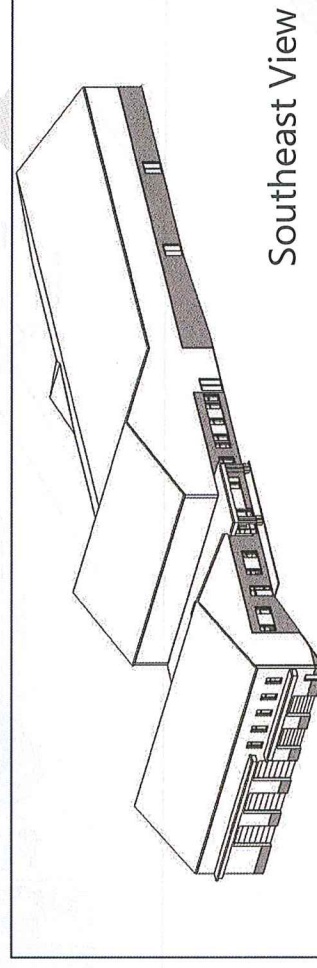
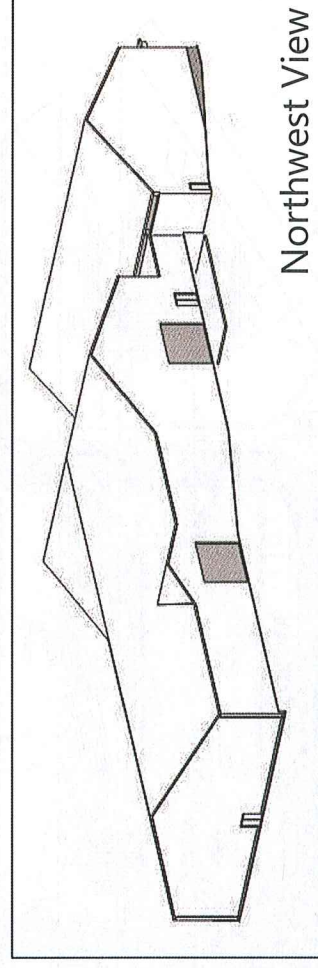


Planning Board Timeline

- ▶ Initial Submission: August 10th 2023
- ▶ Horsley Witten Group Comments: September 6th 2023
 - 8 Site plan Comments
 - 31 Stormwater Comments
- ▶ First Planning Board Hearing: September 14th 2023
- ▶ W&C Resubmittal Date: October 6th 2023
- ▶ Horsley Witten Group Comments: October 18th 2023
 - 8 Site Plan Comments
 - 5 Addressed
 - 3 Requiring Additional Information
 - 31 Stormwater Comments
 - 27 Addressed
 - 4 Requiring Additional Information
- ▶ Second Hearing Date: October 26th 2023

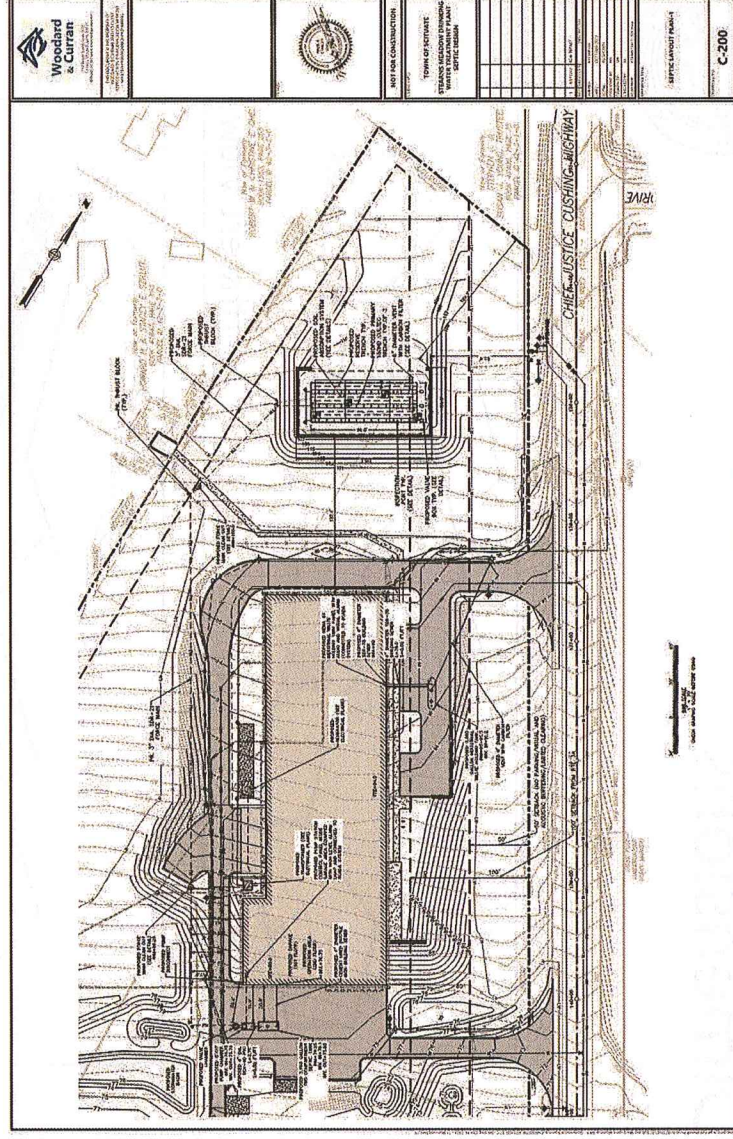
Building Overview – Dimensions

- ▶ Building 35,000 +/- S.F.
- ▶ Building Components:
 - Treatment Process Area
 - Operations functions
 - 5 Bay Garage (equipment storage)
- ▶ ZBA Special Permit Filed on October 19th 2023 For Building Height.
 - Garage Height – 44'-0"
 - Entry Height– 19'-2"
 - Process Area Height – 45'-1"
 - Average Building Height – 34'-4"



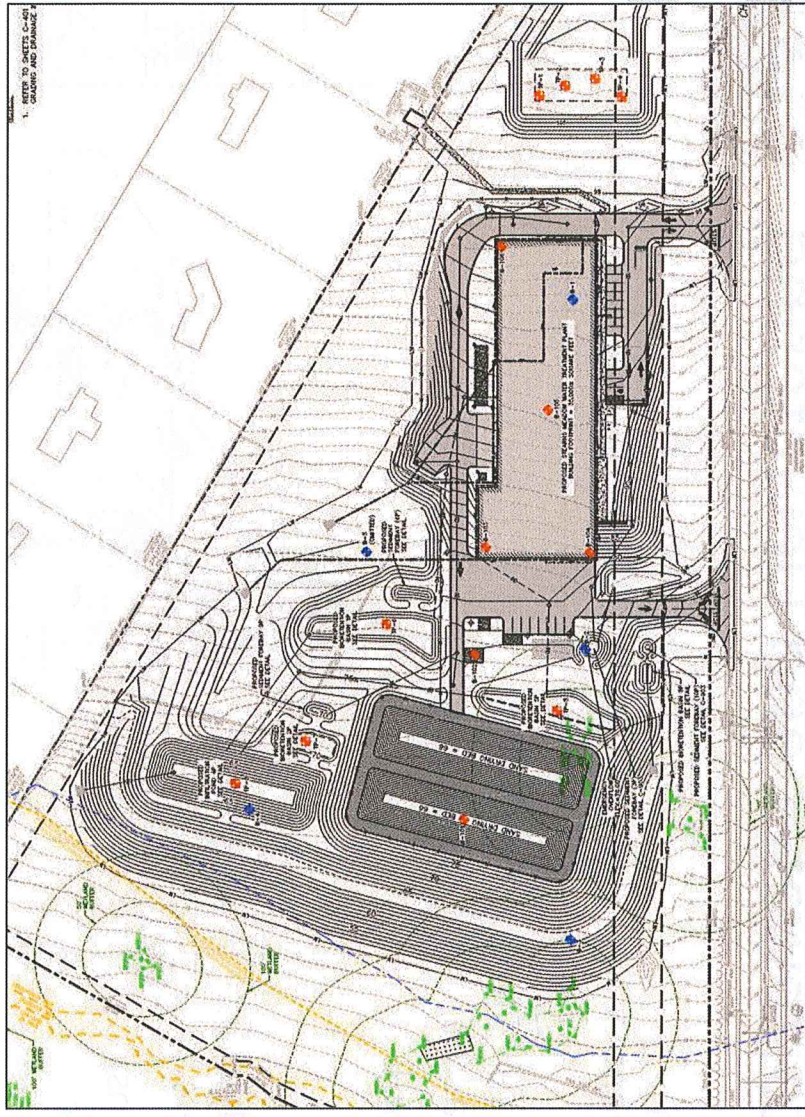
Septic System

- ▶ Currently Being Reviewed by the Board of Health, submitted October 11, 2023
- ▶ Septic system receives sanitary waste from the facility. It does not receive any process water
- ▶ Wastewater from laboratory and emergency showers/eyewashes is directed to a 5,000 gallon holding tank for pump out

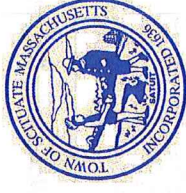


Stormwater

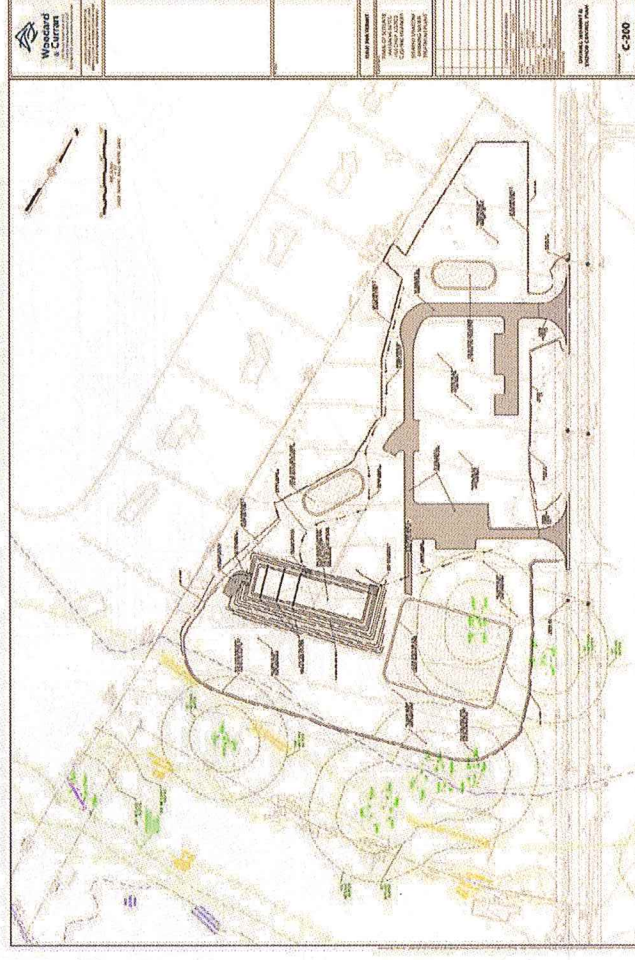
- Model and site plan updates -
 - ▶ Refined routing and inputs based on peer review
 - ▶ Updated basins to account for field measured infiltration
 - ▶ Adjusted design to provide volume control for all storm events
 - ▶ Provided additional model details for peer reviewer to confirm design approach



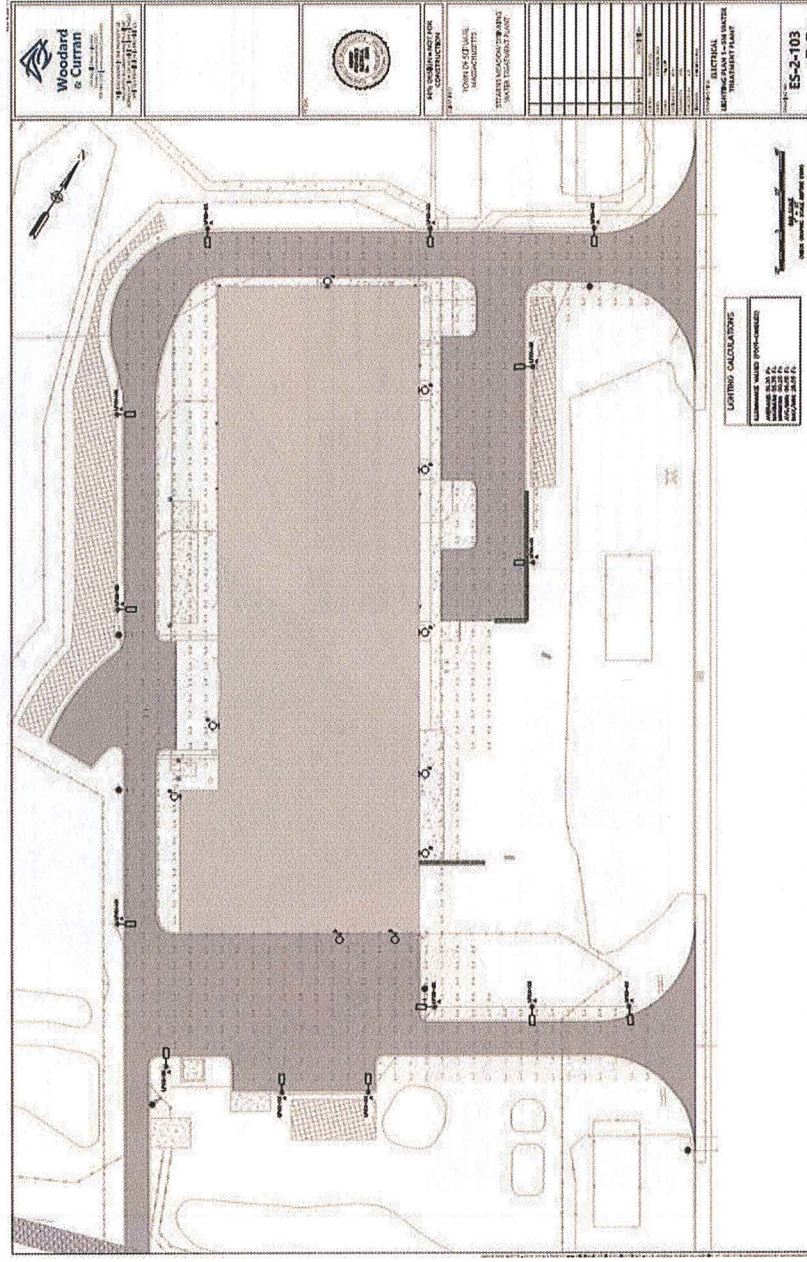
Construction Phase Stormwater and Dewatering



- ▶ Temporary perimeter controls, diversion ditches, surface stabilization, and sediment storage.
- ▶ Basin sized to provide 33,000 cubic feet of storage (3,600 cubic feet per disturbed acre).
- ▶ Dewatering discharges to also be directed towards temporary storage.
- ▶ 2022 GP for Massachusetts requires monitoring of dewatering discharges when in proximity to high quality receiving waters.
- ▶ Daily inspection of dewatering operations and sampling of discharges for turbidity measurement.
- ▶ Weekly average above 50 NTU requires corrective action.

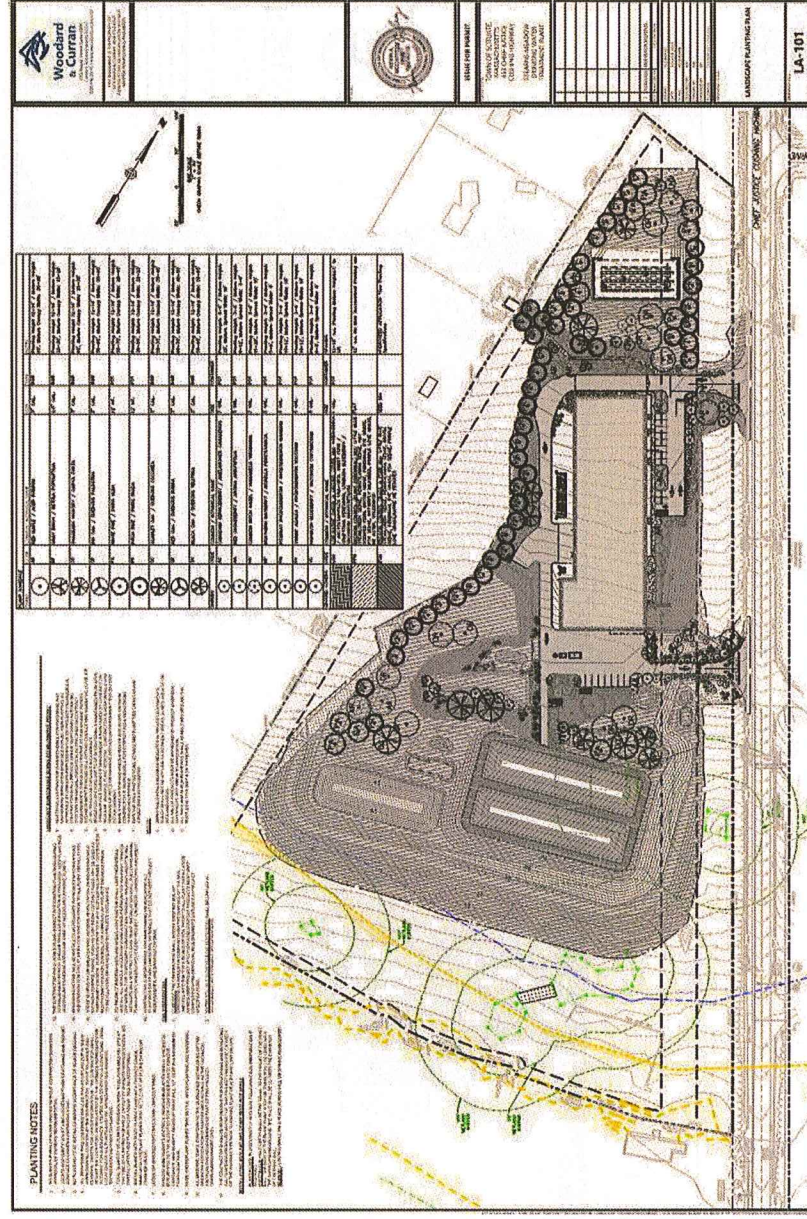


- ▶ Light pole heights have been reduced to 20'
- ▶ All lighting is dark sky compliant
- ▶ Same number of poles



Landscape Plan

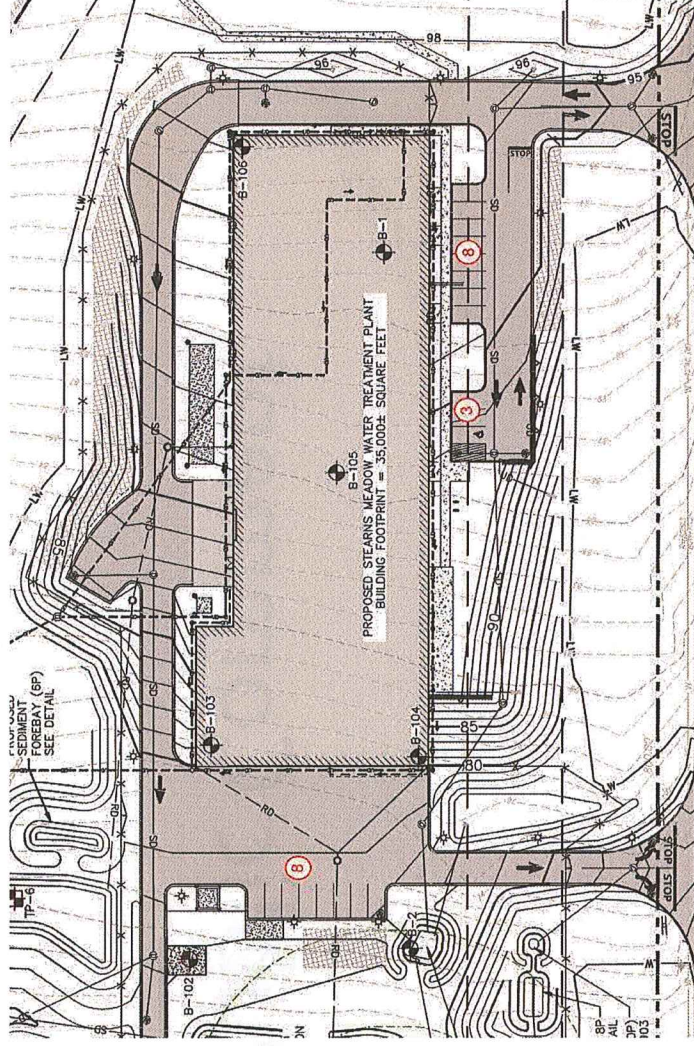
- ▶ Additional evergreen plantings have been added to the western side of the site
- ▶ Tree survey is being finalized



Parking

Current Parking Calculations

- ▶ Staff
 - 15 total (typ. 10-14 onsite)
 - 4 Water Treatment Operators
 - 8 Distribution Crew Members
 - 2 Administrative Personnel
 - 1 Superintendent
 - 3 Public Visitors
- ▶ Proposed Parking Spaces
 - Total of 19 Parking Spaces
 - 18 Parking Spaces
 - 8 at lower garage area (secured)
 - 10 in front parking area
 - 1 Accessible Parking Space
- ▶ Site Circulation Accepted by Fire Department





Q&A and Public Comment

