

SCITUATE PLANNING BOARD MINUTES November 16, 2023

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

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

Members absent:

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

Location of meeting: Community Room, Scituate Public Library, 85 Branch Street, Scituate.

Chair Lambert 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

- 11/16/23 Planning Board Agenda

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

Public Hearing – Special Permit Accessory Dwelling - 19 Harbor Heights Road

Assessor's Map/Block/Lot

Applicant: Heidi Condon, HC Design

Owner: Jennifer G. Sagerian

Documents

- PDF 19 Harbor Heights AD Drawings 10.12.23
- PDF 19 Harbor Heights dwgs Accessory Dwelling SP 10.11.23
- PDF 19 Harbor Heights Rd. Accessory Dwelling SP application 10.10.23
- PDF 19 Harbor Heights Road SP Rev 10-31-23
- DOC DRAFT Motion 19 Harbor Heights Rd
- Email dated 10.11.23 with BOH Comments
- Email dated 11.6.23 with Sewer Comments
- Email dated 10.23.23 with Water Comments
- PDF TC filed Legal Posting 19 Harbor Heights Rd
- DOC Transmittal

Attendees: Heidi Condon, Architect; Jennifer and Rob Sagerian, Homeowner

Ms. Burbine read the legal ad into the record.

Ms. Condon gave an overview of the project.

- Plan to demolish the existing house and rebuild it with an accessory dwelling
- Accessory Dwelling will be to the rear
- 3 generations living at the property

- Site Plan
 - 10.31.23 is correct plan
 - Current home does not conform to Zoning
 - New home will conform to Zoning
 - Accessory dwelling will attach to the main house
 - One story located behind the main house
 - Not visible from the street
 - 2 parallel parking spaces provided, 10'x 20' area
 - Dwelling is 839 sq. ft., 27% of primary home
 - There are 2 means of egress
 - Garage and driveway parking for the main house
 - Room for 4 cars
 - Impervious area for the entire home is 22% so no Stormwater Permit is required
 - The impervious is more than the existing conditions
 - Existing impervious is 3,393 sq. ft.
 - Proposed is 4,138 sq. ft.
 - Increase of 22% impervious surface
 - There is a shared sunroom between the primary house and the accessory dwelling
 - Lighting is downlighting
 - Lanterns at the front doors
 - Umbrella lights along the path
 - Street lamp
 - Exterior lighting is to provide safe access to the home

There was some discussion about the abutting properties, one neighbor has two lots so there is no house directly adjacent, on the other side the home is more centrally located on the adjacent lot. Ms. Condon explained there is no lighting that will be affecting the neighbors.

Ms. Joseph said comments were provided from Sewer and Water; a new sewer connection is required.

Ms. Joseph also indicated that porous pavers are proposed to be used so a stormwater permit is not needed and there is a lot of maintenance required to keep them in working condition, i.e. vacuuming monthly per the detail on the plan. She advised that if the applicant ever decides to make them impervious the applicant/owner will need to come back to the Planning Board for a stormwater permit.

Ms. Joseph said it meets the requirements for an accessory dwelling and she recommends approval.

Motion:

Ms. Burbine moved to make the following Findings of Fact:

1. On October 11, 2023, applicant Heidi A.H. Condon of HC Design for Jen and Rob Sagerian applied for a special permit for an accessory dwelling in a single-family home at the property at 19 Harbor Heights Road.

2. According to the Town of Scituate Assessor's records and the deed, the property at 19 Harbor Heights Road is owned by Jennifer G. Sagerian, Trustee of the Harbor Heights Realty Trust.
3. Based on a floor plan submitted with the application, the Planning Board finds the floor area of the Accessory Dwelling to be 839 sq. ft. The floor area of the primary dwelling is 3,160 sq. ft. according to the application. The accessory dwelling is 27% of the floor area of the new primary dwelling. This meets the size requirements of 530.2F of the zoning bylaw for accessory dwellings as the bylaw allows 750 sq. ft. or 40% of the total floor area of the primary dwelling, whichever is greater. The accessory dwelling is subordinate to the existing single-family home.
4. The Accessory dwelling unit will be a complete separate housekeeping unit and there will be only one accessory dwelling on the lot.
5. The property is in the Residential R-3 Zoning District. The proposed accessory dwelling structure meets all the required setbacks, building height and yard requirements for a primary dwelling.
6. The proposed accessory dwelling is to be located in the rear of the new single-family home. Access will be via doors on the east and north sides of the accessory dwelling.
7. The appearance of the accessory dwelling will be in keeping with the appearance of the primary dwelling.
8. The Site Plan for 19 Harbor Heights Road, Scituate, MA by Merrill Engineers and Land Surveyors dated October 4, 2023 revised 10/31/2023 shows the location of the new primary dwelling and the proposed accessory dwelling. The plan shows a paved driveway which appears capable of supporting two cars for the primary dwelling plus the garage spaces. Two parallel spaces of porous pavement are located along the frontage of the property providing parking spaces for the accessory dwelling. Ample parking appears to be provided.
9. The applicant/owner has submitted a signed, notarized statement that he will occupy one of the dwellings upon completion of the project.
10. The accessory dwelling will be serviced by Town water and sewer. The Water Department has commented that the existing water tap can be used, the old service must be cut and capped before demolition and new meter inside new dwelling. The Sewer Division indicated that the existing sewer line is not to code and the service should be replaced from the property line to the building with a PVC sewer service and the property will be assessed half a connection fee for the accessory dwelling which is currently \$8,000.
11. The application meets the standards of the Scituate Zoning Bylaw for an Accessory Dwelling Special Permit.

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

Ms. Burbine moved to approve the Special Permit for an accessory dwelling at 19 Harbor Heights Road with the following conditions in addition to the standard conditions for accessory dwellings approved by the Planning Board after a public hearing on 12/17/15:

1. Except for any changes necessary to meet these conditions, any construction shall substantially conform to plans submitted with the application by hc Design last dated 10/10/2023 consisting of 6 sheets including First Floor Plan & Partial Guest House A1-1; Guest House & Partial 1st Floor Plan A1-2; Second Floor Plan A1-3; Elevations A2-1; Elevations A2-2; In-Law Suite

Elevations A2-3; Site Plan, 19 Harbor Heights Road, Scituate, MA dated October 4, 2023 with revisions through 10/31/2023 by Merrill Engineers and Land Surveyors.

2. The number of bedrooms in the accessory dwelling is limited to one in the location and size indicated on the floor plan submitted with the application.
3. No further expansion of the accessory dwelling floor area is allowed without further review by the Planning Board.
4. Upon occupancy of the accessory dwelling, the applicant shall provide a notarized affidavit that an owner is living in one of the dwelling units. A yearly certification that the owner occupies one of the dwelling units must be provided by March 1 yearly to the Town Planner.
5. All requirements of the Board of Health, Building Department, Zoning Board of Appeals, Department of Public Works, Fire Department and other Town agencies must be met prior to occupancy of the accessory dwelling.
6. The accessory dwelling shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire and health codes and bylaws.
7. Water connection must meet all requirements of the DPW Water Division for the accessory dwelling.
8. Sewer connection must meet all requirements of the DPW Sewer Division for the accessory dwelling.
9. Any lighting installed shall be down lighting to not shed light on abutting properties.
10. Construction work shall not begin prior to 7:00 am weekdays and 8:00 am on Saturdays and shall cease no later than 7:00 pm or sunset whichever is earlier. No construction shall take place on Sundays or legal state and federal holidays. Construction includes idling of vehicles, delivery of materials to the site and all other construction activities.
11. Runoff from the proposed accessory dwelling shall not be increased from the property. If there is an increase in impervious area over 25%, then a Stormwater Permit will be required.

Comment: language added...the site proposes 22% impervious inclusive of porous pavement. The Applicant is responsible to ensure the porous pavement of the site works and is maintained as designed.

12. Erosion and sedimentation control devices shall be installed to prevent any erosion or sedimentation from leaving the site during construction. Silt sock or silt fence shall be used as necessary and extended around the limit of work so disturbance beyond what is shown on the plan is not allowed.
13. The appearance of the accessory dwelling will be in keeping with the primary dwelling unless otherwise required by the Massachusetts Building Code and new exterior stairs needed to provide primary or secondary means of egress for the accessory dwelling shall be located on the side or rear of the building.

14. At least two private off-street parking spaces shall be available for use by the occupants of the accessory dwelling in addition to those parking spaces required for the primary dwelling.

Mr. Pritchard seconded the motion for discussion. Ms. Burbine seconded the motion as amended; the vote was unanimously in favor.

Accounting
Documents

PO #24004462 (\$134.52), PO #2404348 (\$38.94), PO #2404349 (\$1,250.95), PO #2404328 (\$1,225.00), PO #24042329 (\$525.00)

Ms. Burbine moved to approve the requisition of \$525.00 to Merrill Corp for peer review services for SkySail/Drew, for \$1,225.00 to Merrill Corp. for peer review services for 8 Bayberry Road, for \$1,250.95 to Horsley Witten for peer review services for Seaside at Scituate, for \$38.94 to WB Mason for office supplies, for \$134.52 to GateHouse Media for legal ad for 27 Sherman Drive.

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

Minutes
Documents

Ms. Burbine moved to approve the meeting minutes from November 9, 2023.

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

Liaison Reports:

Community Preservation Community – reported by Ms. Burbine:

- Ellis property requesting \$20,000 for more work on the house
- Representatives from a proposed home at 809 Country Way
 - Told they need to seek approval from the Planning Board
 - Requesting \$1M towards the group home
 - 8 units would be available for the Towns Subsidized Housing Inventory
- Pickle Ball Courts
 - Requesting \$1M
 - Part of the \$1M is to redo the roadway around the tennis courts at Old Gates
 - CPC funds cannot be used for that portion of the project
 - 3 tennis courts and 6 pickle ball courts
 - Discussion about using money that was provided to the Town from Toll Brothers
- James Landing requesting \$75,000 to remove phragmites and other invasive species
 - CPC funds cannot be used for such a request

Taffic Rules and Regulations Committee – reported by Ms. Burbine:

- Discussion over Stop signs coming out of Seaside at Scituate on Hatherly Road and Tilden Road entrances
- Speed limit proposal to reduce the limit on Country Way from Branch Street to Ronnie Shone's to 25 mph, TRRC taking under advisement

- Enforcement issue
- Norwell Ave. people continue to travel the wrong way
- Enforcement issue

Affordable Housing Trust – reported by Ms. Burbine:

- No real news

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

- DOC Draft Motion Continuance
- PDF 2023.11.15 Response to Peer Review Comments
- PDF 2023.11.15 StearnsMeadowWTP Civil Drawings PB rev2
- PDF 2023.11.15 StearnsMeadow WTP Supplemental Drawings PB rev2
- PDF 2023.11.16 – Planning Board Hearing PPT for Board

Attendees: Steve Robbins, Woodard & Curran; Wade Stanley, Woodard & Curran

Ms. Joseph indicated new plans were submitted today that have not been reviewed.

Mr. Robbins gave a presentation to the Board – PRESENTATION ATTACHED TO MINUTES

- Site Layout comments
 - Change to the Northern portion of the property
 - Limit of work is proposed at 90' from the property line
 - Looked at the grading at the south west side of the property
 - Slope is 4:1 as per the Zoning Bylaw for the WRPD
 - Not able to change the grading in this location
 - Limit of work is 40' from the property line
 - Temporary grading during construction with revegetation planned

Ms. Joseph indicated she briefly reviewed the plans.

- Landscape plan is still outstanding
- Separate basin has been added for dewatering
 - How big is it? Mr. Robbins explained
 - Sump is 33,000 cubic feet
 - Stormwater one is larger
 - Amount of dewatering will be up to the contractor
 - The soils are tight, part of the challenge of stormwater and why they have the limits of work on the site to get the infiltration needed
 - Will be conditioned that the dewatering sump cannot go into the sump of the stormwater; applicant agreed.

Mr. Pritchard asked for an estimate of how much water there is going to be. Mr. Robbins explained that the basin is sized to provide settling for any solids, there will be flow, the piping is sized greater than any dewatering flow they expect to have. The basin is designed to make sure that any water coming out is settled, any dewater that flows is not highly turbid because it has filtered through the soil to get there. It is designed to accommodate the flows to allow any additional solids to settle before the piping system and conveyance to the southern part of the site. The piping conveyance is designed for 1,000 gallons/minute and they expect it to be far less.

Ms. Joseph questioned the dewatering that is flowing to the southern part of the site. Mr. Robbins said there is a riprap overflow and what does not infiltrate will be piped just as the construction stormwater flows, what doesn't infiltrate through the temporary stormwater basin.

Mr. Pritchard asked if the ground water that is pumped out of the excavation is treated and then gets discharged to what, wetlands? Mr. Robbins said no, it is discharged to the existing site and works its way down through the slope. Mr. Pritchard said 1,000 gallons/minute, 60,000 gallons/hour how does it get dispersed so it does not create a river. Mr. Robbins said they do not expect to see that level of flow; the engineering design for the piping and riprap outfall is for that level of flow. He said they expect to see less than that because that will allow the contractor to maintain their permit. Mr. Pritchard said it has been designed for 1,000 gallons/minute so that is all that can be anticipated as peak flow; Mr. Robbins said, yes. There was continued discussion about how the water is dispersed through a riprap outlet and it will all be clean water from dewatering.

The Applicant confirmed that the new dewatering sump is located in a location that will have a permanent stormwater feature, but will not be dug to the depth of the finished stormwater feature; it will be shallower.

Mr. Robbins referred to the Construction Phase Stormwater and Dewatering slide of the presentation and pointed out the dewatering basin and the overflow discharge. Mr. Pritchard said it looks like a point source discharge and asked how it is spread. Mr. Robbins said there is outlet protection with the riprap and then it heads down the slope.

Ms. Joseph asked how they will make sure that no sediment gets out of the riprap outlet. Mr. Robbins said the Massachusetts General Permit requires daily monitoring by inspectors on site, there is erosion control silt fence and erosion barrier at the limit of work, it is not being discharged freely before it leaves the site, there is an additional level of containment on the site. There is a permit requirement that needs to be abided by that ensures the quality of the water, if it is not being met then additional corrective measures will need to be made. Ms. Joseph said the project would be shut down; new or increased discharges to ORW's are prohibited. She asked if a level spreader could be used. Mr. Robbins said that a level spreader could be used, but the final design is up to the contractor.

Mr. Pritchard said the contractor is not here, so they need to commit to something; if the contractor says they want a point discharge the applicant could say "yes". He said there are limitations to what the Contractor can do and the Board wants to make sure that whatever gets done does not cause damage to the surrounding wetlands, etc. The Board needs the applicant to commit to a certain level of control.

Ms. Joseph said it is not just about the general permit, but there are also state drinking water standards, etc. that the Board is trying to hold every designer to accountability standards. Mr.

Robbins said they work for the Town and the Water Department on this, they understand the comments.

Mr. Pritchard said the sump appears to hold a quarter of a million gallons, so if they dewater 60,000 gallons an hour, there is probably about 4 hours before the basin is full. Mr. Robbins said they do not expect to get that much water and the dewatering is limited by the pump rate. There was continued discussion about the flow rate of ground water. Mr. Pritchard said the Board needs to look how this is managed.

Ms. Joseph agreed that more information is needed on this for the next meeting; she also said the applicant should look at adding a level spreader.

Ms. Joseph continued on with some other comments regarding the plans. Site lighting is dimmable to 50%. Mr. Robbins explained the lighting.

- Lights will remain on for security purposes, they will dim to 50% in evening
- Perimeter lighting is 20' poles, shielded, so there is down lighting for the roads
- There will be security camera protection on the site and there needs to be some level of lighting

Ms. Lambert commented the Safety Complex parking lot is very dark at night and she would think she would be able to see it from her house and she cannot, but the Senior Center is very bright and for some reason those lights are not dimmable. She said the applicant needs to absolutely assure the Board the lights will go down, because it has been an issue on other projects and they are still dealing with them. Mr. Robbins said the Town's Stretch energy code requires that capability.

Mr. Pritchard said it seems that there should be some experimenting with the lights as well; it could be potentially less than 50% once it is set up and evaluated. He said the lights should be able to be turned down lower. Mr. Robbins said he will confirm the fixture and the controls and discuss with the DPW.

Ms. Joseph said a potential condition would be that site lighting will be dimmable to not more than 50% when the building is not occupied. Mr. Pritchard added that it should also include experimenting at lower than 50% levels to see if it is sufficient. The Board's objective is to keep it as low as possible when it is not occupied.

Ms. Joseph noted some other items for consideration.

- ZBA meeting tonight for the height Special Permit
- Board of Health waiting for revised plans
- Limit of work has been pulled to 90' from the property to the north
- Certification will be needed that the project is not degrading the ground water prior to a building permit, must be stamped

Mr. MacLean asked about the fence spec referenced on page C901, it is an 8' chain-link fence, will it be topped with anything, i.e. cattle wire. Mr. Robbins said the top salvages are barbed, but there is no wire. Mr. MacLean commented there is a lot of fencing and asked if the Board should consider a more aesthetically pleasing security fencing or black chain-link with slats. The Board opined it should definitely be black. Mr. MacLean said if there is slatting it will cut down on some of the reflective glare. The Board discussed what the intention of the fence is; is it to make it disappear or

to provide some shielding for the abutters. Mr. MacLean said the slatting would keep out of public view the operations going on inside. Mr. Robbins said the DPW is not looking for this to be a high destination facility; they want to achieve the low visibility look with vegetation. He pointed out the fencing and secure perimeter on the Site Layout slide. He said the black will minimize the visibility of the fence and if slating is added maybe it is along select areas, i.e. the rear portion. Mr. Robbins said they will revisit the comments about fencing with the DPW. Mr. Pritchard said they can come back next time and discuss it with the Board; Ms. Joseph will also discuss with DPW.

Ms. Burbine asked what is happening with the old water treatment plant. Mr. Robbins said his understanding is it will be demolished. Mr. Stephen Rafferty, Woodard & Curran, said the demolition is part of the project, as they review the cost the extent of demolition and the timetable may shift. The building the work has been done to determine the scope of work for demolition. There is a pump station at the rotary that will stay up.

There was discussion about the building that is being refurbished from the accident as to whether it is to remain. There was comment from the audience that it is a historic building that will remain. Mr. Rafferty said the survey conducted did not reveal any structures to be historic, the plan is to leave the existing pump station, a small pad for a generator and the remainder of the buildings will be coming down. Ms. Joseph indicated there are people still working in the building that was involved in the accident so it has to be rehabbed.

Public comment:

Mr. Bruce Arbonies resident at 23 Gannett Pasture Lane and Chair of the Water Resources Commission asked about the discharge from the dewatering slide and the 33,000 cubic foot basin. Mr. Robbins pointed out the temporary stormwater basin for the site and the dewatering basin; they are to be kept separate and the stormwater basin should not be used for overflow unless carefully controlled. The applicant does not expect that to ever happen.

Mr. Pritchard said there should be a condition that the stormwater basin cannot ever be used in an overflow situation.

Ms. Patricia Butler resident at 439 Chief Justice Cushing Highway asked about the location of the entrance. She said there is a clearing at the bottom of the hill and asked if that will be the exit for the plant, she said there has been clearing in there and they are storing stuff for the 3A project. The entrance was there before this project started, but was used for test pits, etc. Mr. Robbins said it is a little south of where the actual exit for the plant is located.

Mr. Gibson resident at 142 Old Forge Road commented that the administration building at the current plant is a historic building and he has spoken with the Town Administrator and there was similar presentation at Capital Planning. He discussed if the buffer/non-disturbance zone is possible to be 40' near his home; 10' would be a significant difference and a 30% increase from what they are proposing now. He said at the last meeting he raised many public meetings where the applicant stated nothing would be disturbed within 50', that is not what is being presented now and asked if the Board is planning to hold to the applicant to the 50'.

Ms. Lambert said there is some confusion about this issue. Ms. Joseph said she has spoken with the Town Administrator (TA) and the TA said he made no promises for a 50' buffer; some of this was done before the design of the actual stormwater system. She said there is no requirement for a buffer

in the Bylaw, there is a 30' building setback and they are not going in the setback with the exception of the where the cemetery is located. She said the TA said he never made any promises and it was before the building and stormwater systems were designed. Mr. Gibson asked if anyone went back and listened to the dates he had previously given regarding the comments of the 50' buffer. Ms. Joseph said she provided them to the TA and his comment is that he never promised 50', but that they would do their best to make it as big a buffer as possible. Mr. Gibson provided the dates again.

Mr. Gibson said all the stormwater for the site is being pushed back towards his property, right now they do not have a lot of flooding from this property, but what happens if the stormwater doesn't work and it overflows to his yard what is his recourse.

Mr. Pritchard said if it is over a 100-years storm then you might see that, but it is designed for up to 100-years storm and it has been peer reviewed. Ms. Joseph commented that water will run downhill and she does not understand how it would spread out to where Mr. Gibson's property is; water runs perpendicular to the contours. It is not designed to increase the flow or velocity to Mr. Gibson's property.

Mr. Gibson said they are pushing all the water to a point in the back of the property. Ms. Lambert said it is being pushed into a detention area and will disperse from there; water is supposed to percolate. If that floods everyone will be in trouble, it would be catastrophic, like Andover or Leominster. Mr. Pritchard said the requirement is for the applicant to make sure the stormwater system works as it was designed; design has been demonstrated that it is up to the 100-year storm, if it does not perform the way the applicant says it would then they will have to address it.

Ms. Joseph said there is a condition on projects that says if the stormwater system is not functioning as designed applicants have to fix it.

Mr. Gibson commented there should a condition that the limit of work is clearly staked out. Ms. Joseph indicated that is a standard condition.

There was discussion about what would need to happen to get the 40' buffer in the area near Mr. Gibson's property. Mr. Robbins said the grading is designed at a 4:1 slope which is required by the Town in the Water Resource Protection District, to increase the buffer it would need to be made steeper and would require the slope to not comply.

Mr. Gibson asked if it is possible to push the basin 10' closer to 3A. Mr. Robbins said not without increasing the slope on that side. Mr. Robbins pointed out on the Grading and Drainage Plan how the elevations and grading would work moving the limit of work from Mr. Gibson's property and moving it closer to 3A, the slopes increase in both scenarios and they are required to be 4:1 per the Bylaw.

Mr. Rafferty commented that this is a temporary construction situation to remove existing vegetation to build the slope; unfortunately, the revised landscape plan has not yet been submitted. He said the side slope will be re-vegetated and restored.

Ms. Lambert said it is not going to look like this forever, it is during construction and it will be re-vegetated.

Mr. Pritchard asked about the process for removing solids and managing spills from the drying beds. Mr. Robbins explained the material that is in the beds, water is taken off the surface and it flows through a sand drying layer into piping that is sent back to the plant. The beds are designed to each have a year of use and a year of drying. It is most economical to remove solids when they are dry it is not a wet material that is being removed; they are not lagoons where slurry is being removed. It is dry material that is excavated loaded onto a truck and removed from the site on an annual basis. The area used is within the sand drying bed, it is not being loaded in a place where it is going to wash off, if it misses the truck it is going back into the bed; the trucks are pulled into the basin. Mr. Robbins pointed out the circulation for the trucks, trucks are on the flat portion of the basin and are only on the driveways for access in and out.

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 December 14, 2023 at 6:30 pm and to continue the time for action for filing with the Town Clerk until December 22, 2023.

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

MBTA Communities Discussion:

Ms. Joseph said there is nothing really new to report. We have written draft legal ad for zoning and are getting ready to file the mixed-use districts and draft compliance application by the first week in December. Trying to get a preliminary reading if the proposed changes will be approved prior to Town Meeting.

Planning and Development – reported by Ms. Joseph: nothing to report

Documents

- Email to the Board from Shari Young dated 11.13.23 with agenda for 11.16.23
- Email to the Board from Karen Joseph dated 11.13.23 with meeting materials for 19 Harbor Heights Road.
- Email to the Board from Shari Young dated 11.16.23 with DRAFT Minutes 11.9.23

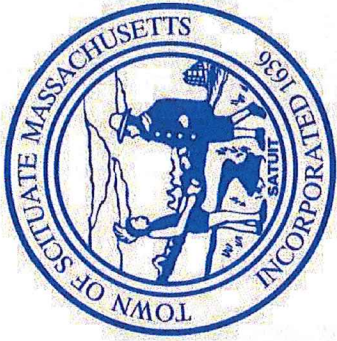
These items were distributed to the Board electronically.

Ms. Burbine moved to adjourn the meeting at 8:00 p.m. Ms. Lewis seconded the motion; a vote was taken, and unanimously in favor.

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Ann Burbine, Clerk
Date Approved: December 8, 2023



Stearns Meadow Drinking Water Treatment Plant

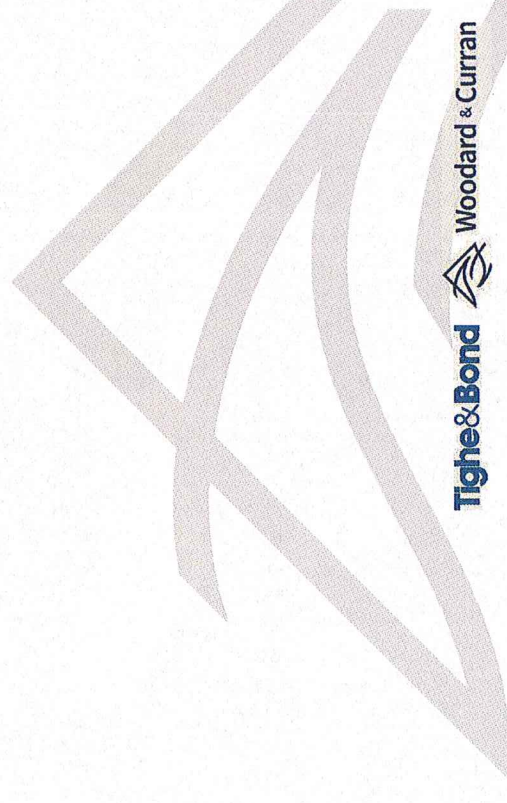
Planning Board Meeting

October 26, 2023



Agenda

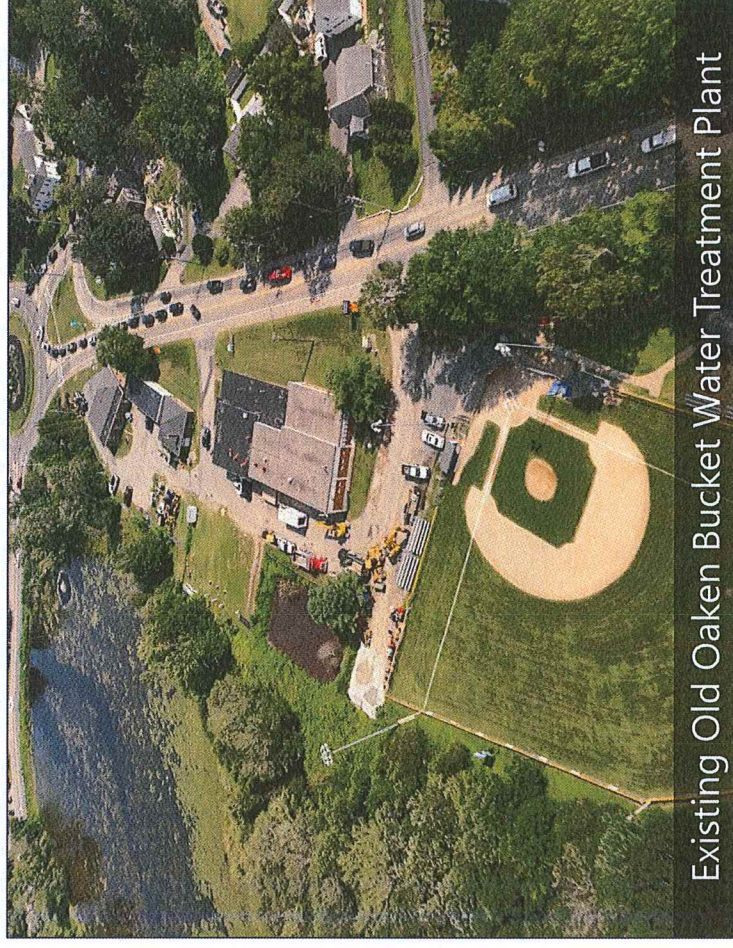
- ▶ Project Background
- ▶ Project Objectives
- ▶ Site Overview
 - November 2023 Layout
 - Planning Board Timeline
- ▶ Response to Comments
 - Building Overview
 - Septic System
 - Stormwater
 - Dewatering & Runoff
 - Lighting and Landscaping
- ▶ Q&A and Public Comment



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



Project Objectives

Water Treatment Plant Performance

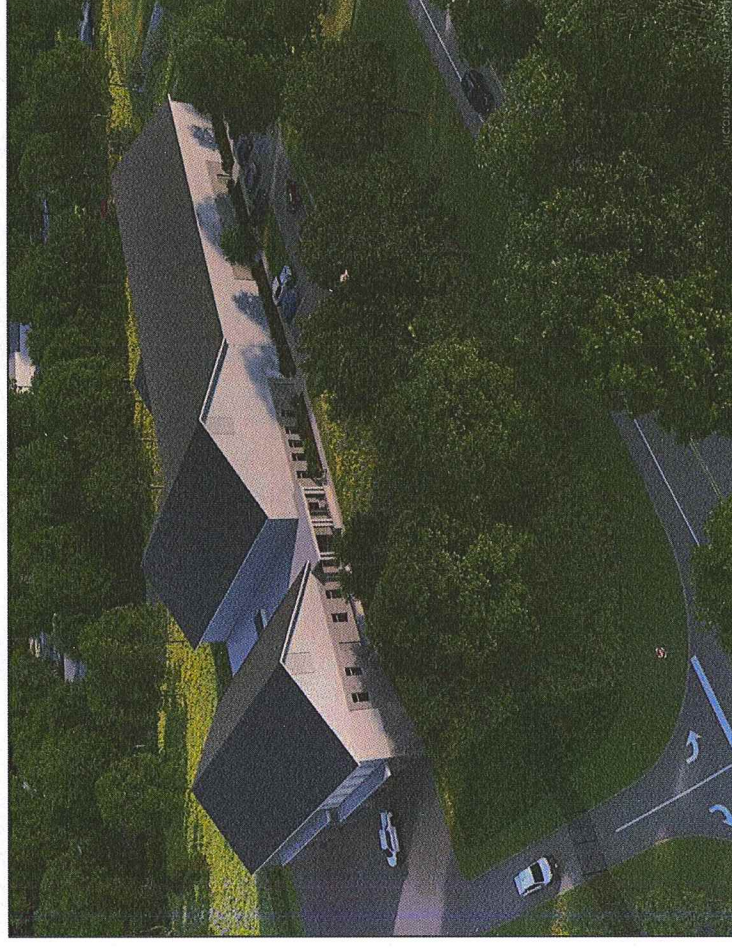
- ▶ Permitted Average Flow (OOB): 0.79 MGD
- ▶ WTP Design Capacity: 3.0 MGD
- ▶ Meet all EPA and MassDEP Water Quality Standards

Water Supply Operations Resiliency

- ▶ Capability to produce 3 million gallons in 16 hours

Building Overview

- ▶ Building 35,000 +/- S.F.
- ▶ Building Components:
 - Treatment Process Area
 - Operations functions
 - 5 Bay Garage (equipment storage)
- ▶ ZBA Special Permit Hearing 11/16/2023





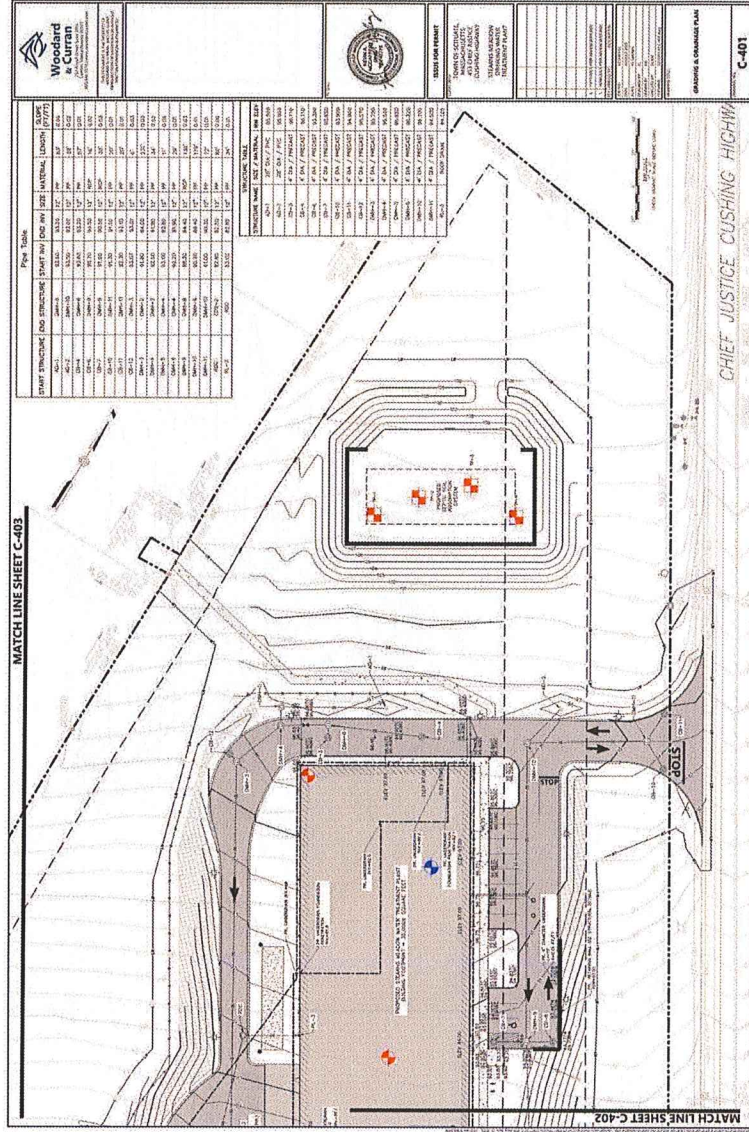
Planning Board Timeline

- ▶ 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
 - Addressing comments from Horsley Witten and the Town
- ▶ Third Hearing Date: November 16th 2023



Septic System

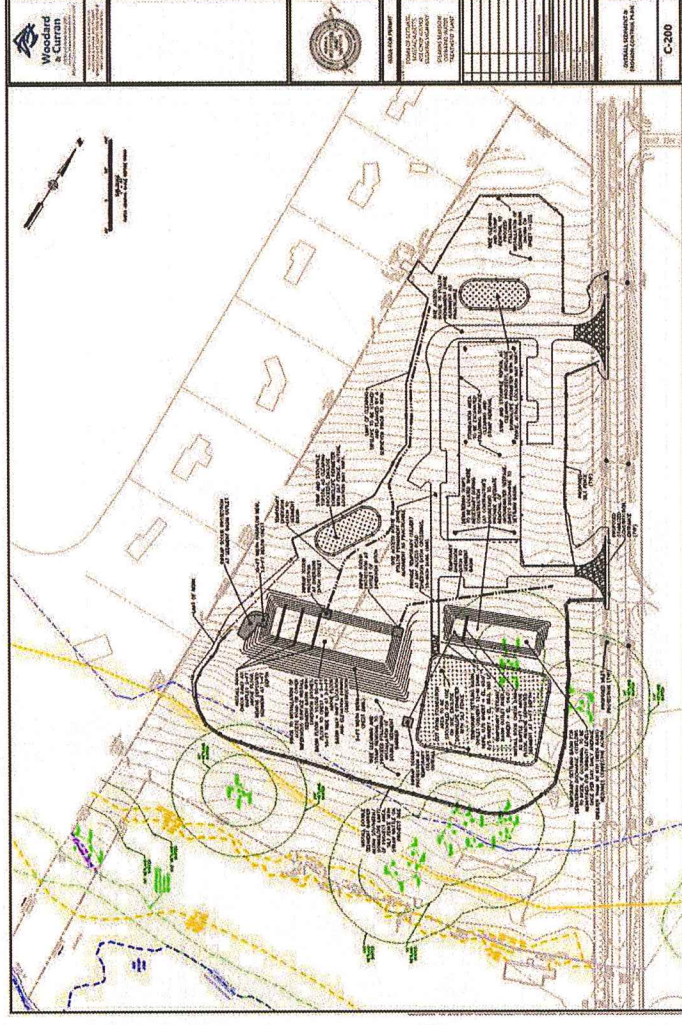
- ▶ Currently Being Reviewed by the Board of Health, submitted October 11, 2023
- ▶ Septic system receives sanitary waste from the facility. It does not receive any process water
- ▶ Wastewater from laboratory and emergency showers/eyewashes is directed to a 5,000 gallon holding tank for pump out
- ▶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



Construction Phase Stormwater and Dewatering



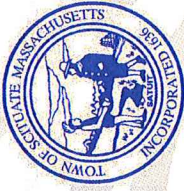
- ▶ Temporary perimeter controls, diversion ditches, surface stabilization, and sediment storage.
- ▶ Basin sized to provide 33,000 cubic feet of storage (3,600 cubic feet per disturbed acre).
- ▶ Dewatering discharges to be directed towards settling basin.
- ▶ 2022 GP for Massachusetts requires monitoring 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.



Site Updates

- ▶ Revised grading on northern side of site
- ▶ Site lighting will be dimmable to 50%
- ▶ Revisions to the Landscaping Plan are Underway
- ▶ The landscape plan will be provided to the Board prior to the December 14th meeting
- ▶ Landscape plan updates will include
 - Location, sizes, and species of trees to remain
 - Additional understory plantings in the southwest corner and northeast corner
 - Greater diversity of plant sizes
 - Additional feedback from the Town
- ▶ Final Tree survey will be provided

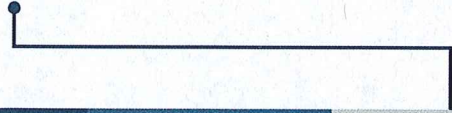


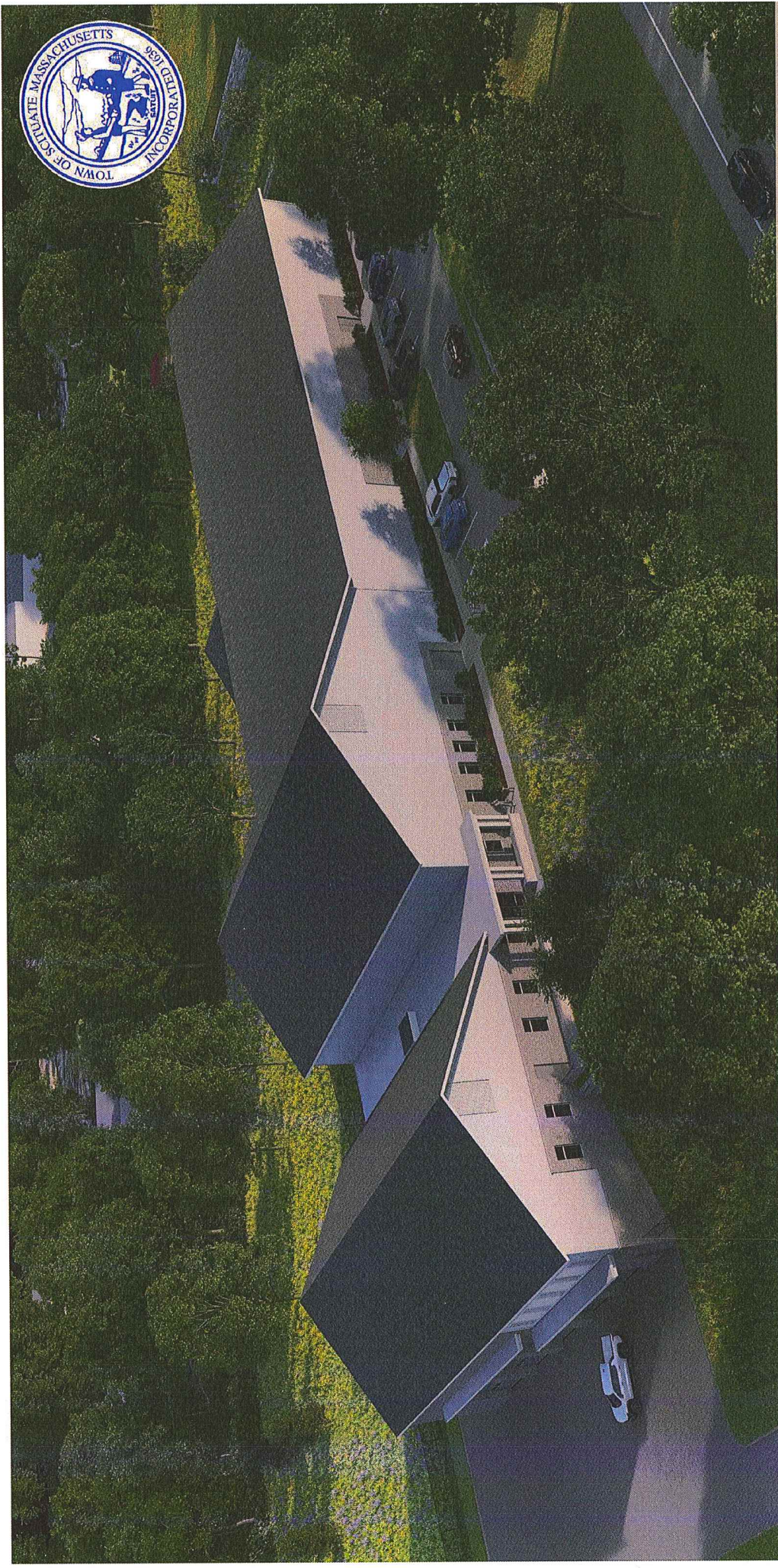


Q&A and Public Comment



Renderings





Woodward
& Curran



HARRIMAN

Tighe & Bond

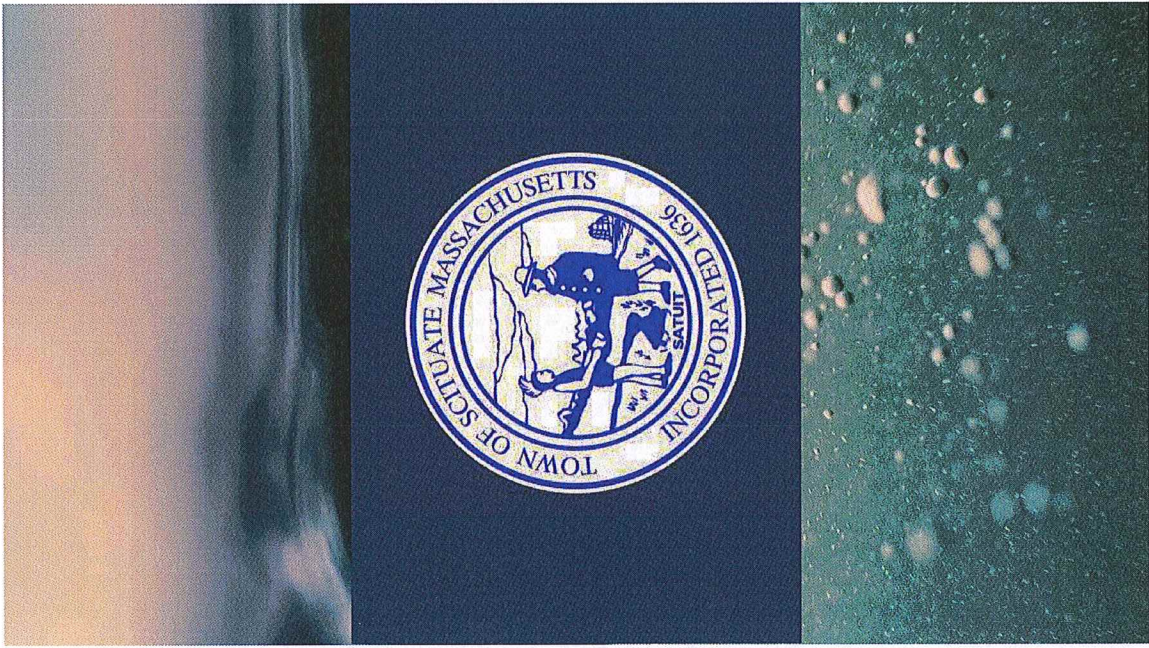


Woodard
& Curran



HARRIMAN

Tighe & Bond



Thank you!

