

SCITUATE PLANNING BOARD MINUTES August 23, 2018

Members Present: Ann Burbine, Chairman; Stephen Pritchard, Vice Chairman; Patricia Lambert, Clerk, William Limbacher and Benjamin Bornstein, vacant Alternate member.

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

Members absent:

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

Location of meeting: Selectmen's Hearing Room, Town Hall, 600 C J Cushing Highway, Scituate

Chairman Burbine called the meeting to order at 7:00 P.M. The meeting was being recorded for airing on local cable television.

Documents

- 8/23/18 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chairman Burbine indicated there was a posted agenda. Mr. Limbacher seconded the motion for the posted agenda and the vote was unanimously in favor.

Informal Discussion - Proposed Cumberland Farms – 48-52 New Driftway

Document

- PDF of plans ModifiedCFG04.0, OriginalCFG04.0, StudyCFG04.0 DRAFT
- PDF of Zoning Map
- PDF of GIS Map, 48-52 Country Way
- PDF of Assessors Map 48-52 New Driftway
- Email letter from Mr. Vogel to Mr. Monger dated 8.8.18
- Photo images for Riverdale, RI and New Bedford, MA handed out at meeting

Attendees: Dan Monger, Attorney; John Marchand, Farland Corp; Tracy Roll, TMC Crowley; Erin Fredette, McMahon Associates.

Mr. Monger addressed the Board:

- Cumberland Farms is a MA based company
- First convenience store in New England
- 600 stores
 - Over 200 in MA
 - New refreshed look to stores
- Looking at 48-52 New Driftway site, formerly South Shore Auto Parts
- Original site plan
 - To the right of the site is Town owned right of way
 - Harbor Medical office building to the left
 - 230' of frontage – all open curb cut currently
 - Commercial and Village Business Overlay District (VBOD) districts
 - Use allowed by right
 - No wetlands, no flood plain, no natural heritage or endangered species, no environmental conditions
 - No direct abutters that are residential

- Across the street Greenbush MBTA lot
- Standard layout of new stores – gas pumps in front
- Informal meeting on 6/12/18 to get input from Town Planning and Building departments

Mr. Marchand discussed the standard design plans.

- 5,275 sq. ft. convenience store
- Front facing
- 4 gas pump dispensers between store and road
- Underground fuel tanks and trash to left of the island
 - Provides best turning layout for the site
- Primary access ingress/egress would utilize what is currently there
 - Enough room for gas tanker

Mr. Monger indicated that at the initial meeting there was discussion about the area as the “Gateway” to Greenbush and the visioning plan and zoning for the area. As a result of that meeting a different location and a new plan were developed to be more architecturally pleasing. He said they are also working with the neighbor on a potential cross access easement, a suggestion from the initial meeting.

Mr. Marchand reviewed a second plan.

- More customized plan for Scituate
- Cross access to left toward the medical office requires some reconfiguration for parking
 - Access still in discussion phase
- Building going sideways
 - Creates 2 entrances
 - Better traffic flow
 - 2 pedestrian access points
 - 2 different areas for parking
 - If allowed cross access
 - Eliminate entry close to the stop light on New Driftway

Mr. Monger indicated that in the discussion of the “Gateway” there is a potential plan for backwards gas stations, building close to the street and pumps located behind. He said they looked at that plan and opined that it is not feasible in this location. He reviewed a study plan and discussed why they believe the plan does not work.

- Safety concerns
- Lot has significant slope in the back
 - Driveway in the back would be at 10% grade
- Lose parking
- Access point needs to be very wide open
- Need outlet in back close to medical offices
- When a tanker is in the back it would block one of the access points
- Site too small

Mr. Monger indicated that their preferred plan is the second plan and if they don’t receive an access easement, the plan can still work. He asked the Board for their input.

Board commentary:

Mr. Pritchard asked if the gas could be eliminated altogether. Mr. Monger said the project would not be economically viable. Mr. Prichard opined that it is not in keeping with creating the "Gateway" to Scituate.

Ms. Burbine opined good planning means less pavement and this is nothing but pavement. She opined that if it was telescoped down then maybe they would be able to have a circular flow. Mr. Monger indicated they are not sure they will be given an access easement to the medical building. He indicated they owners of the medical building have already raised some concerns about having cross access on their site. He said that he does not know where they would put a second access point even with shrinking the size of the building; it would still have to be around the back.

Mr. Bornstein asked what the current percent of impervious area is on the site. Mr. Monger said almost all of it is impervious, with the first plan shown it might be a little less than it currently is. He indicated there is potential to create a landscaped area as a buffer island across the front. Mr. Bornstein opined the applicant should take advantage of the potential to landscape and create green space to make the site visually more appealing.

Mr. Pritchard opined the gas pump canopy is an eye sore; if the pumps could go behind the building it would be better. Mr. Monger said there are restrains on the site.

Ms. Burbine thought there was a lot of parking. Mr. Monger indicated that most of the parking is required under the zoning bylaw, 25 spaces. Mr. Monger said that in a prior meeting it was originally 27 spaces, using 1 space/200 sq. ft. and Mr. Vogel said the applicant could lower the parking count with retail and storage being calculated per the square footage of space thereby taking parking down to 19-20 spaces. He said that in the experience of Cumberland Farms the parking is needed; without it there would traffic congestion. Mr. Pritchard said that would be a bad place for traffic congestion. Ms. Joseph indicated this is one of the reasons they asked the applicant to look into pursuing an easement from the neighbor.

Ms. Joseph followed up on Mr. Bornstein's comments and said the Board would require a walkway in the front. She further opined the island could possibly be expanded in the front to put more trees and shrubbery to help hide the canopy while maintaining site distances.

Ms. Lambert opined this is not what she envisions for the area and asked why 4 pumps were needed. Mr. Monger said that is the economic model; all stores have at least 4 pumps.

Mr. Limbacher opined it should be flipped, gas pumps in back; really paving an acre of land. He asked for some specifics on the building. Mr. Monger indicated:

- Building is 5,275 sq. ft.
- Net sales floor is 2,517 sq. ft. balance is storage, office , bathrooms
- 24 hour operation, 24/7, 365 days
- External lighting – plan is not yet developed

Ms. Burbine said this is not what the Board envisioned coming to town; wishes the building could go sideways and push as close to the front as possible with the pumps in the back and circular traffic flow. She suggested putting a second story on the building for storage. She opined the applicant should go back to the drawing board.

Ms. Joseph agreed with the Board and indicated that landscaping and stormwater management need to be considered.

Mr. Limbacher asked if the building is a standard design. Mr. Monger said it is more of a custom design than Cumberland Farms would normally do; Cumberland Farms does have standards for branding, he provided pictures of other locations in Riverside, RI and New Bedford, MA.

Ms. Fredette indicated they have been waiting to get feedback to get a real plan to review the traffic flow on the site. She indicated they have done traffic counts, but have not done an intensive study.

Ms. Lambert that there may be some issues with the stores being open 24 hours; Ms. Joseph indicated that the general bylaws do have requirements for self-serve pumps which have been provided to the applicant; she will need to look into other guidelines on 24 hr. operation.

Mr. Limbacher asked if there would be any traffic that would back up waiting to get into the site. Ms. Fredette indicated that once there is a final plan it will be analyze; however that is reason for two access points with the intent being there would be no backup. She indicated Cumberland Farms would control time of tanker deliveries to not interfere with peak traffic times.

Mr. Limbacher said he has concerns about the pumps and the exit closest to the intersection. He is willing to look at the number of parking spaces for some more green space; he would like to see the pumps in the back.

Mr. Bornstein opined that there are innovative site designs that integrate landscape architecture early on in the process. He would like to see that come together in the next iteration.

Mr. Pritchard agreed that he would like to see the pumps in the back; he is happy to have another business in town; but does not feel the plan works with the visioning plan and objectives of the Greenbush area the way it is currently designed.

Mr. Monger said there are unique design features for gas stations in terms of safety, i.e. front tanks for fire access and control. He noted most towns like the tanks in front. Mr. Monger said they will continue to pursue alternate ideas and work with the adjacent building owner.

Ms. Burbine thanked the applicant for coming in and encouraged them to keep working on a plan that is in keeping with the idea of the "Gateway to Scituate".

Continued Public Hearing - Scenic Road – Shade Trees – 92 Neal Gate
Site Plan Administrative Review – Common Driveway
Assessor's Map/Block/Lot 57-1-3 and 57-1-6
Applicant/Owner: Gregory P. & Wendy S. Sears

Document

- Email to the Board from Mr. McGovern requesting continuance dated 8.15.18

Motion:

Ms. Lambert moved to accept the applicant's request to continue the Site Plan Administrative Review public meeting and Scenic Road/Public Shade Tree public hearing for the proposed common driveway at 92 Neal Gate Street until September 13, 2018 at 7:30 pm.

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

Continued Public Meeting – Site Plan Administrative Review – 52 Country Way (formerly Morning Glories)

Assessor's Map/Block/Lot 53-5-3A

Applicant: Paul M. Rodrigues

Owner: Morning Glories, LLC

Document

- PDF Gunther Tooties CDs 8-20-18
- PDF 2018001V4R Layout1 8.22.18
- Rendering of Sign received at meeting
- Interior plans received at meeting

Attendees: Paul M. Rodrigues, Kamp Construction; Tony Chen, Owner

Mr. Rodrigues reviewed the new plan submittal for the Board.

Site Plan updates per Board and Design Review Committee (DRC) recommendations:

- Menu board speaker moved forward one space
- Added PVC fence screening off the cooler, will hide HVAC units
- Roof over the cooler screened in same siding as building
- Dumpster PVC fencing material
- Landscape plan – incorporated from 50 Country Way with trees, planting grasses
- Bike rack added

Architectural/Building plan updates:

- Updated front elevation - windows no longer look like doors
- Signage – front of the building and on the street, needs to be permitted
 - Eliminated drive thru sign
 - No sign on Stockbridge added window
- Only thing to be exposed will be a generator
- Finalized interior plans
 - Seating has not changed, 16 seats, 4 seats on the patio area
- Sign renderings passed to the Board
 - Externally lit
 - On Country Way, perpendicular to Stockbridge
 - Will not cause blockage

Ms. Joseph confirmed the applicant has done most of the changes the Board and DRC requested. She asked if there has been any success in coordinating with 50 Country Way owner. Mr. Rodrigues said no. Mr. Rodrigues indicated they would like to extend the curbing that is shared with 50 Country Way; they do not know what point that project is at, but the extension would be the same as the proposed plan, concrete curbing.

Mr. Pritchard asked if there has been anything done to address the runoff issue that was previously discussed. Mr. Rodrigues pointed out on the plan where the down spouts would release to. He said there would be piping through the planting bed and it would move across the road as it does currently. He indicated that the grades are sufficient to make sure the water goes to where it is supposed to go. He pointed out on the plan that the area is pitched and will drain to the catch basins. Mr. Rodrigues said his engineer has reviewed that the roof drains that to go across the road water will flow in the right direction; they are not changing grades or the parking surface that is there now. Mr. Rodrigues indicated that the grades are sufficient to make the water flow through the island across the road to the basins.

Mr. Bornstein opined the applicant did most of what was asked. He said that in the future there might be a lot of foot traffic once the public right of way completed; is where it is planned to be loamed and seeded it might turn to dirt. For maintenance, the applicant may want to put pavers or stepping stones to encourage walkability.

Mr. Limbacher opined the applicant captured the Board's comments.

Ms. Burbine indicated because of the late submittal there is not a written approval. She would like to put this on the agenda for the next meeting.

Ms. Joseph opined it is really important to coordinate with 50 Country Way; she wants to make sure both parties are in agreement, curbing, not blocking access, etc. Mr. Rodrigues said they have attempted to contacted Mr. Genta with other items and have had no response.

Mr. Rodrigues asked if they could start their applications with the Building department with the condition of the Site Plan approval. The Board said that would have to be determined by Mr. Vogel. Ms. Joseph asked if the Board of Health (BOH) materials had been taken care of, i.e. asbestos, pest certification for demolition. Mr. Rodrigues said yes it has all been taken care of.

Ms. Joseph indicated that any approval the Board grants will stipulate that the access and utility easement must remain open at all times, even during construction for both parties. Mr. Rodrigues said they will not be doing any utility work in the easement area.

Ms. Joseph said that the applicant needed to coordinate with DPW for a maintained flow for sewer and water. Mr. Rodrigues indicated they have spoken to DPW and have as-builts prior to the work done at 50 Country Way. He said he does not know if DPW has the as-builts of the changes from 50 Country Way.

Ms. Burbine said they will continue this until the September 13, but the applicant can start with Building office with demolition, make sure to touch base with the BOH, there is a laundry list of things needed before the applicant receives approval.

The Board opined the applicant has meet all of the concerns from the last meeting and in fairness to others a decision cannot be rendered today based on the timing of the new submittal material.

Mr. Pritchard said that the project cannot be held up because 50 Country Way is not responsive. Ms. Joseph said she has been writing the decision on who is responsible for what in conjunction with the permit from 50 Country Way for requirements in the access and utility easement.

Motion:

Ms. Burbine moved to accept the applicant's request to continue the Site Plan Administrative Review public meeting for the proposed Gunther Tooties at 52 Country Way until September 13, 2018 at 8:00 p.m.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Form A – 44 Ocean Avenue

Assessor's Map/Block/Lot 8-7-24

Applicant/Owner: Donald F & Joan M. Gillespie

Documents

- PDF of ANR application dated 8.1.18
- PDF of Plans dated 8.1.18
- Photos of location dated 8.13.18
- Transmittal Letter dated 8.7.18

Attendees: Greg Morse, Morse Engineering, Inc.; Don Gillespie, Owner

Mr. Morse reviewed the plan for the Board.

- Ocean Ave as a public way
- Current lot is 50,000 sq. ft.
- R-3 zoning district
- Lot 1 - new construction lot
- Lot 2 – remaining lot
- Both lots have 100' frontage
- Both lots have 10,000 sq. ft. of upland for endorsement

Ms. Joseph indicated both lots have access and frontage and the Board should endorse the plan. She noted the applicant will need to keep stormwater on the property and a stormwater permit may be required in the future.

Mr. Gillespie said they have a 15 month delay on demolition of the existing house due to the Historical Commission.

Motion:

Ms. Lambert moved to endorse as Approval Not Required a Plan of Land in the Town of Scituate, MA 44 Ocean Avenue prepared by Morse Engineering Co., Inc. for applicant/owner Donald F. & Joan M. Gillespie dated 8-1-18 as the division of land shown on the accompanying plan is not a subdivision because it shows every lot on the plan has frontage of at least the distance presently required under the Scituate Zoning Bylaw on the public way of Ocean Avenue.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Curtis Estates – Welby Builders – Discussion of Condition 29 of Special Permit; permission to trim invasive vines in the 20 foot butter area to save two trees, tree cutting along frontage buffer to rebuild stone wall

Documents

- PDF Inspection Report – Stormwater Basin Construction dated 8.16.18
- PDF of photos of trees/stonewall/grading received 8.23.18 at meeting
- PDF of renderings of proposed stone wall received 8.23.18 at meeting
- PDF of presentation plan berms and wall
- Email to Karen Joseph from Don Gillespie request not to speak about condition 29 dated 8.22.18.

Attendees: Paul Sheerin, Welby Builders; Greg Tansey, Ross Engineering, Don Gillespie, Welby Builders

Ms. Burbine indicated that the discussion of condition 29 is being postponed.

Invasive vines:

Mr. Tansey reviewed an interim as built plan for the Board;

- Trying to save two trees
 - Cutting vines at the bottom and leaving a gap so the vines die
 - Bittersweet vines
- Grading is steeper than 3:1 slope in order to save the trees
 - Filling in over the trees root ball to the trunk is a threat to the tree
 - Suggest to stabilize the slope with rip rap

Ms. Joseph indicated that the Town's consulting Engineer, Peter Palmieri of Merrill Engineers is on vacation, but she opined the silt sock is at the limit of work and the berm was constructed before things were fully laid out. She agrees the vines need to be cut; but needs to be done on the uphill side and should be done by an experienced person skilled in cutting the vines.

Mr. Bornstein agreed with cutting vines and said it should be done by a licensed pesticide applicator. He suggested a "cut and dab method" so they do not grow back. Mr. Sheerin said they will cut and treat the vines with whatever is necessary.

Slope:

Ms. Joseph indicated that Mr. Palmieri has not had opportunity to review the proposed solution.

Ms. Burbine said they will hold on that until the proposed solution has been reviewed by the town's consulting engineer, but in the interim the applicant can cut the vines.

Mr. Sheerin asked if the Board has any objection of grading the toe into the 20' buffer. Ms. Joseph does not recommend. Mr. Sheerin said they do not want to do any disturbance, but just grade the toe in and loam and seed in areas where there is nothing. Mr. Sheerin indicated there are a couple of areas where they cannot get to a 3:1 slope per the design. Ms. Joseph confirmed that the construction report also stated that information. Mr. Pritchard had concerns the other areas would also need riprap. Mr. Sheerin said they could also do riprap in those areas.

Mr. Tansey said that at the toe of slope was little higher than what the design plan showed by about four tenths of a foot. He said they would like to let the slope naturalize and have a 23' buffer vs. 20' buffer if there was loam and seed. Mr. Tansey said they are grading to the bottom of the silt sock now, where it day lights and there is a modest intrusion into the 20' buffer. He indicated that the brush and vegetation that is there would grow to the stone at the top of the dyke; it would be at a higher elevation. Mr. Tansey said that would give an abutter a more of a buffer than if the elevation was lower at the 20' buffer mark.

Ms. Burbine requested that Peter Palmieri review the proposal; if Mr. Palmieri is in agreement with the proposal the applicant does not need to come back to the Board.

Mr. Pritchard said his expectation is that anything that needs riprap is included in the Operation & Maintenance (O & M) plan since they are modifying the design; and that someone is responsible for maintaining it. Mr. Tansey said it is typically less maintenance, but they can modify the O& M. Mr. Sheerin noted there are sections of the Home Owners Association that require the Association to maintain everything about the basins. Mr. Sheerin agreed that the maintenance plan will reflect the modification of the design to include riprap.

Stonewall:

Mr. Sheerin indicated they are trying to save 2 trees where the wall will be built.

- Stop the wall on either side of the tree
- Plan calls for:
 - At least 1' off the side of the road
 - 5' sidewalk
 - 2' strip
 - Wall
- Plan to clean it up – pictures were provided

Ms. Joseph wanted to clarify where the limit of work would be.

Mr. Bornstein said he understands clearing it the area will look cleaner and neater, but he is concerned with people's perceptions of seeing a wooded space now and when it is gone it will be wide open space and people will talk about and notice the change.

Ms. Joseph asked if there could be a limit to the clearing behind the existing stone wall. Mr. Sheerin opined maybe 10' because they have to dig footings for the wall.

The Board was in agreement to set a buffer, 10' limit from the road curb. There was further discussion and it was determined there was more room needed; the Board agreed to 12' for the limit of work from the road curb.

Motion:

Ms. Burbine moved that a minor field change of not more than 12' from the curb to reconstruct the stone wall at Curtis Estates.

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

Blanchard Farm Estates – continued stonewall discussion

Documents

- PDF Stonewall Plans
- PDF Blanchard Farm minutes from 5.24.18
- Email to Karen Joseph from John Barry forfeiting bond money for the stone wall dated 8.22.18

Ms. Joseph indicated there is \$3,500.00 in surety for the stone wall. Amory Engineers had determined the wall does not have a functional purpose as the applicant had previously indicated it was decorative and they did not want to construct the wall. With a contingency factor and inflation there is approximately \$4,000.00; Blanchard Farm LLC is willing to voluntarily forfeit the surety for the stone wall to be used for a town interest. She indicated that several years ago under the Subdivision for White Ash Farm there was a condition #19 that \$10,000.00 be set aside for a stormceptor on country Way. That money needs be spent by July 10, 2019 and this money could be used to help that interest.

Mr. Jeff De Lisi resident of 318 Country Way commented that the water that pools up in front of his property seems to be from the storm basin that is plugged.

Ms. Joseph indicated DPW is working on this and the stormceptor would help the area Mr. De Lisi spoke of.

Motion:

Ms. Lambert moved to find that the stone wall at the entrance to Blanchard Farm Lane has not been constructed. Blanchard Farm LLC has indicated the wall serves no functional purpose. The surety estimate dated 12/13/17 has a line item of \$3,500.00 for the stone wall construction plus a 10% contingency factor and inflation factor. Blanchard Farm LLC has voluntarily agreed to forfeit the surety for the stone wall plus a contingency and inflation factor for a total of \$4,000.00 to be used to supplement the purchase and/or installation of a Stormceptor to be installed by the Town south of the existing catch basins between 310 and 318 Country Way and at 320 Country Way that DPW will be purchasing and installing by July 10, 2019.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Endorsement of Plans - Seaside at Scituate

Ms. Joseph indicated that one of the conditions of approval was that the Board requested endorsed plans. She said the plan has already been recorded, but recommended that the Board still endorse the plan pages as they see fit. The applicant will go back and make a paper copy for the Planning Board, Horsley Witten and a copy for the job site.

The Board is in agreement with Ms. Joseph's recommendation.

Ms. Joseph gave an update of the project:

- Received letters from DPW for sewer capacity, licensed contractor will pull street opening permit
- Recorded special permit on hand
- NPDES permit on hand

- Received a check for the cost of town's consulting engineer
- Construction schedule received
- Agreement made for the amount of the Planning Board Bond
 - Bond not in hand yet, no construction can take place until the bond in hand
- Pre-construction meeting tentatively scheduled for Tuesday 8/28/18
 - Recommended the Board allow the meeting, without having the bond in hand; but no construction to take place until bond has been received.
 - Estimate for the bond is \$8,600,598.00.
 - 3 Bonds - Planning Board, Conservation, Selectmen
- Horsley Witten awarded the contract for Consulting Engineer on the project, Phase I construction inspections

Board is in agreement that the pre-construction conference should take place with the expressed provision no construction can take place until the bond has been received.

MassDEP notification for remediation will be discussed during the pre-construction conference.

Alternate member:

Mr. Bornstein thought both were good candidates. He opined that Ms. Lewis's legal background is strength for her and a strength the Board could use.

Mr. Pritchard agreed with Mr. Bornstein, leaning towards Rebecca Lewis with her legal background. He also thought that some the things she was focused on are on the same page with the Board.

Ms. Limbacher opined, both would be assets to the Board, but Ms. Lewis provides a legal piece that is missing.

Ms. Lambert and Ms. Burbine were in agreement with all that had been discussed.

The Board agreed that they would recommend Ms. Lewis to the Board of Selectmen as the Alternate Planning Board Member; tentatively on the Board of Selectmen agenda for September 18 for a joint roll call vote.

Accounting
Documents

PO # 1901800 (\$128.64), PO #1901850 (\$527.74), PO # 1901852 (\$117.44)

I move to approve the requisition of \$128.60 to GateHouse Media for legal ad for 92 Neal Gate Street public hearing Scenic Road and Shade Trees, for \$527.74 for release of Stormwater Bond for 28 Otis Place/27 Allen Place to Blanchard Farm, LLC, for \$117.44 for release of Planning Board Guarantee funds to Blanchard Farm, LLC.

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

Minutes
Documents

- Meeting minutes 7.26.18
- Meeting minutes 8.9.18

Ms. Lambert moved to approve the meeting minutes for July 26, 2018 and August 9, 2018. Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Liaison Reports:

Mr. Bornstein discussed an article on aging that was in the Mariner on 8.23.18.

- Scituate received rating for Senior Friendly Community, 1 of 30 in MA
- Planning slant to the article
 - Long term how the town will adapt to aging population
- Should have Council on Aging come speak to the Board about the program

CPC- reported by Ms. Burbine:

- 4 acres of land at end of Sunset Road, MacDonald property for sale \$599k
- CPC looking to purchase the property
 - Offsets through NOAA and other groups
- Property would belong to everyone in town
- Will be in town meeting for November
- CPC now accepting applications for annual town meeting

EDC – reported by Ms. Burbine:

- Sue Dipesa now Chair

Ms. Lambert and Mr. Pritchard attended the town water meeting.

- Great learning experience for the town
- Need to have plans in place sooner rather than later
- 2 issues
 - 1 – Old iron pipe - 2 miles left to fix, completed next spring
 - 2 – Amount of manganese in water system
 - Comes out as black or reddish brown
 - Needs to addressed separately
 - Installing a filter on one of the wells
 - Well with highest concentration of manganese
 - Not an overall plan of how they are managing
 - Not an uncommon problem in all of MA
 - Extensive literature and technical aspects to deal with the issue
 - Not solved by replacing pipes
- Master Plan needed to addresses infrastructure
- DPW develops a plan and then needs to maintain

Old Business, New Business, Correspondence, Administrative Items, Update

Planning/Development Report – Ms. Joseph

- Stormwater Regulations
- Presentation MS4-Stormwater
 - Town submittal due by October 1st
 - Stormwater management will be getting stricter
 - Town has impaired waters and is a reporting community

- South Coastal Water Shed impaired
 - DPW hired consultants to develop plan on how to address the issues
 - EPA mandates
 - Construction and general permits
 - Post construction follow-up – disturbance over an acre
 - Will need to coordinate with DPW as Stormwater Regulations evolve
- Fire Station sign applying for ZBA special permit
 - Need to provide a recommendation to ZBA
 - Bylaw 710.2.c
- 50 Country Way:
 - Emergency Egress road not completed yet
 - Gravel Samples submitted, waiting for results from the proctor
 - Handicapped ramp, Building B needs minor changes
 - Building A – replacement Weatherbee Building
 - Plan shows stairs on the front and on the side of the porch and grading will need to accomodate
 - No other building occupancy until fire access in rear is complete

Documents

- Email to the Board from Shari Young dated 8.17.18 with agenda for 8.23.18 meeting.
- Email to the Board from Shari Young dated 8.17.18 with meeting materials for 44 Ocean Ave
- Email to the Board from Shari Young dated 8.17.18 with meeting materials for Cumberland Farms informal discussion.
- Email to the Board from Shari Young dated 8.17.18 with meeting materials for Curtis Estates, Blanchard Farms, and 92 Neal Gate Street.
- Email to the Board from Shari Young dated 8.21.18 with meeting minutes for 7.26.18.
- Email to the Board from Shari Young dated 8.21.18 with amended agenda for 8.23.18.
- Email to the Board from Karen Joseph dated 8.21.18 with meeting materials for Cumberland Farms discussion and Planner recommendations.
- Email to the Board from Shari Young dated 8.22.18 with meeting minutes for 8.9.18.
- Email to the Board from Shari Young dated 8.22.18 with meeting materials for Gunther Tooties.

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 9:12 p.m. Mr. Pritchard seconded the motion; the vote was unanimously in favor.

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Patricia A. Lambert, Clerk

Date Approved 9/13/18