

SCITUATE PLANNING BOARD MINUTES December 14, 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: Select Board Hearing Room, Town Hall, 600 CJC Highway, 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

- 12/14/23 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chair Lambert indicated there was a posted agenda. Ms. Burbine 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 01-Scituate Excavation Figures 2013.11.22
- PDF 02-0233681.02 PB Set_2023.12.01(comp)
- PDF 23.12.05-Scituate Water Treatment – Planting -HTB
- PDF 23.12.11_Scituate -Planting-HTB-2
- PDF 2023-12.01 – Response to Comments
- PDF 2023.12.12 Exc and Dewater Figure -REV0
- PDF 0233681.02 C-904
- PDF Scituate WTP Tree Survey Report

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

Mr. Robbins provided an update to the Board with some changes and answers to questions from the previous meeting. PRESENTATION ATTACHED

During the presentation Mr. Pritchard asked what the permanent dewatering activities would look like. Mr. Robbins explained there are foundation drains along the perimeter of the foundation and explained how the drains work; the drains are there to alleviate excessive ground water around the foundation when it is appropriate.

Mr. Pritchard said there are three groundwater outlet points on the drawing and one looks like the outlet is higher than the inlet and one looks like it is under the foundation of the building and asked for explanation on how that works. Mr. Stanley pointed out the location of the drains on the plan and explained that there is a high point in the middle of the building and it drains outward to a point he specified on the plan as well as another drain that he pointed out on the plan and the direction in which it drains. Mr. Pritchard questioned that the outlet points to one of those drains appears to be higher and he does not understand how that works. He provided the elevations and said he is trying to figure out how the water is going to flow up hill. Mr. Stanley said that is an oversight that was not addressed, but if it needs to be adjusted they will; there was discussion that if there needs to be an adjustment the outlet would come down to the swale where it is going anyways. Mr. Robbins said the invert maybe incorrect and they will double check it.

Mr. Pritchard asked what is underdrain outlet #3 that is noted on the plan on the foundation line on the south end. Mr. Robbins said they will check on it and get back to the Board; there is no intention for anything to be pumped. Mr. Pritchard was referring to detail sheet #401.

Mr. Pritchard also commented that the expectation that during periods of high ground water the under-foundation drains would be running 100% of the time and discharging at the two locations over land. Mr. Robbins said the dewatering flows at a steady state and their geotechnical engineer says it could be 10 gallons/minute. Mr. Pritchard said it would be feeding down towards the property; he wants to make sure it is not going to other people's property at the property line and not creating a swamp. Mr. Robbins said it is feeding in the natural direction of groundwater flow and ultimately to the revisor.

Mr. Stanley indicated there were some errors with elevations on the drawings that will be corrected; it is drawn correctly they are not labeled correctly. He also said the proposed underdrain outlet #3 that Mr. Pritchard had referred is also incorrect and must have been copied over from a previous drawing. The drawings will be corrected.

Mr. Robbins indicated that lighting was reviewed with the electrical engineer and the controls will allow for them to be dimmed below 50%; at the last meeting it was discussed that different values should be tried after construction to find the right setting for security purposes, etc., during evening non-operational hours.

Ms. Joseph indicated the revised plans have been submitted to the Board as well as a DRAFT decision and thinks we are at the point of a decision; an additional condition maybe needed stipulating a revised set of plans shall be submitted prior to a building permit with revisions discussed and revisions to the limit of work around the wetlands.

Mr. Pritchard said there will be periods of time where the foundations are going to be submerged, he questioned that there is no drainage from the interior of the building that goes anywhere except the tank. Mr. Robbins said correct.

Mr. MacLean asked about the fence specification. Mr. Robbins said it is a black vinyl coated fence, privacy slats are not included in the spec.

No Public Comment.

Motion:

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

1. The Town of Scituate (The “Applicant”) submitted on August 10, 2023 and duly filed with the Town Clerk on the same day an application for a Site Plan Review package with back up data and plans entitled Town of Scituate, MA, 453 Chief Justice Cushing Highway, Stearns Meadow Drinking Water Treatment Plant, Site Plan Approval dated August 10, 2023 by Woodard and Curran consisting of 28 plan sheets and architectural plans prepared for Woodard & Curran by Harriman dated 8-8-2-23 consisting of Exterior Elevations, Overall, 3D Massing Views and Finishes Board and an Architectural Narrative by Harriman dated July 12, 2023, Response to Board questions and 3rd Peer Review dated December 1, 2023 Landscape Plan by Halvorsen dated August 2023 with revisions through 12/11/2023.
2. Article 3 of the April 8, 2019 annual town meeting authorized \$4,000,000 by a unanimous vote for design and engineering of a new water treatment plant; Article 20 of the April 12, 2021 annual town meeting authorized the land acquisition of parcels known as 47-2-26A- 47-2-26J for \$1,350,000 by a declared unanimous vote; Article 5 of the April 11, 2022 Special Town Meeting authorized \$50,000,000 for a new water treatment plant with a declared 2/3 vote with the site to be approved at a special town meeting and approved by the residents; Article 1 of the September 19, 2022 Special Town Meeting authorized the siting of the Water Treatment plant by a declared majority vote. The Town supported the funding and siting of the project as evidenced in the votes above.
3. The site consists of a total area of 15.57 *Ac sq. ft.* or 678,402 sq. ft. with 14.95 sq. ft. of upland and is located on Chief Justice Cushing Highway uphill of Tack Factory Pond. The site is located in the Residence R-1 zoning district as well as in the Water Resource Protection District and the south end of the site is in the Floodplain and Watershed Protection District. The front portion of the site is in the Wireless Communication Overlay District. The property is undeveloped upland woodlands. A utility building and water supply uses are by right uses in the R-1 Zoning District.
4. According to a memorandum dated September 12, 2023 from Woodard and Curran, the average height of the facility meets the requirements for the average height of the facility is 34’-4” and is no more than 35’ in the R-1 zone. The maximum height of the proposed facility is 45’-1” which exceeds the maximum height requirement of 40’. This maximum height is required for the water treatment process area. Relief for the exceedance has been sought and granted from the Zoning Board of Appeals for the height requirement.
5. The design of the septic system design has been approved by the Board of Health.
6. Section 770.6.A Site Plan Approval Standard A: Protection of adjoining premises against detrimental and offensive methods of utilizing the site.

Finding: The property off of Chief Justice Cushing Highway has single family residences to the west of the site, a residence to the north, the road and residence beyond it to the east and a residence and Tack Factory Pond beyond the property to the south. The proposed water treatment plant will be located to the north/central part of the property. The full access entry drive comes in to the site from Chief Justice Cushing Highway and goes around the building to come out at an egress only. The entry drive is two-way access providing access to the public visitor parking and for private access for deliveries and fire access around the building. There is a proposed landscape screen to the rear of the building providing screening to the residences to the west and it continues to the north providing screening to the north residence. The Applicant opines the proposed use is compatible with other uses in the area as it is uphill from Tack

Factory Pond, a portion of the public water supply. The Board opines that the adjoining premises will be protected, as conditioned, against any detrimental or offensive uses of the site and the site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 Paragraph A.

7. Section 770.6.B Site Plan Approval Standard B: Traffic safety and ease of access at street and highway entrances and exits of driveways, taking account of traffic volume, grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections and times of peak traffic flow.

Finding: The Applicant engaged Chappell Engineering Associates, LLC ("Chappell"), to prepare a Traffic Assessment for the Scituate Drinking Water Treatment Plant. The Board, through its engineering peer review consultant Horsley Witten Group found that the assessment noted that both driveways meet or exceed the minimum sight distance and safe operations can be expected. The assessment notes that the proposed traffic increase on Chief Justice Cushing Highway are considered minimal and within safe fluctuations of traffic. The Board determines that the proposed Project provides for traffic safety and eases of access at the street and access driveways, concurs with the identified sight lines and recommendations offered by the Applicant and the Town's consulting engineer, and will not create any undue congestion in the streets and ways abutting the proposed Project or on the road within relevant proximity to the proposed Project.

8. Section 770.6.C Site Plan Approval Standard C: Safety and adequacy of driveway layout, pedestrian safety, off-street parking and loading sites, minimizing glare from headlights and light intrusion, sufficiency of access for service vehicles such as electricity, gas, fuel, telephone, laundry, rubbish removal, water, sewer, fire, police, ambulance or other routine or emergency vehicles.

Finding: The number of parking spaces for a water treatment plant is not specifically called out in the Table of Minimum Requirements under Section 760.6 of the Zoning Bylaw, thus it would fall under "all other uses" and the number of parking spaces should be determined by the Planning Board to accommodate normal demand. The Applicant indicates that a total of 19 parking spaces are proposed with 10 in the front administrative building area plus 1 accessible space in the front administrative building parking area and 8 spaces at the lower garage level which are secured inside the security fence. The 19 parking spaces are based on facility staffing and expected visitors. There are currently 15 staff people anticipated to use the facility. The eight lower parking spaces adjacent to the garage are for parking for personal cars for the distribution crew and superintendent of distribution. The front administrative building parking area will be for the personal vehicles of 4-water treatment staff. There will be two additional parking spaces for visitors and the ADA parking space. If staffing levels increase, additional parking will be required, with the location of the new parking subject to Planning Board review and approval. The Planning Board finds that the proposed parking of 19 spaces appears to be sufficient for the proposed use as conditioned. All trucks and operating equipment will be stored inside the garage portion of the building to the ~~maximum extent practicable~~.

Comment: there was discussion about what practicable means...the Board does not want there to be a loophole where this site becomes a junk yard. Language was added...except in extraordinary circumstances.

The landscape screening to the west of the site minimizes headlight glare to the extent possible. Lights will be cut off fixtures and shielded to minimize glare.

The Fire Department has determined that width and road composition of the fire department access road is acceptable.

Access to the water treatment plant is controlled via a security fence with a controlled access to authorized vehicles and personnel only.

The Planning Board opines that the site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 C. for safety of driveway layout, number of parking spaces, access for service and minimizing headlight glare as conditioned.

9. Section 770.6.D Site Plan Approval Standard D: Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted on the site, safety and adequacy of water supply and distribution, and of firefighting facilities on site.

Finding: The Board of Health has approved the onsite sanitary wastewater absorption system. A dumpster area is provided on the south side of the building on the ~~outside~~ *inside* of the security fence/drive. The DPW Water Division has commented that there is adequate water supply for the Water Treatment Plant. There are hydrants located on the north and south side of the building and there will be a hydrant located near the fire department connection. The Fire Department concurs with the access drive width. The Planning Board opines that the site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 D. for adequacy of methods of waste disposal, adequacy of water supply and fire- fighting facilities on the site.

The site groundwater level varies during the year and varies between a minimum of 28-inches and 15-feet below existing grade. This presents a structural and waterproofing challenge to locate and build the facility in this location, necessitating a requirement to continually pump groundwater from around the foundation to manage the leakage and foundation soil properties during construction. The Applicant proposes to install a series of groundwater foundation collection sumps that will be designed to pump groundwater to a temporary dewatering settling basin (the "Dewatering Settling Basin") located to the south end of the site which will discharge overland to Tack Factory Pond. The "Dewatering Settling Basin" is the temporary storage feature directly south of the building footprint that will collect groundwater being pumped from the foundation area via the dewatering sumps during construction. The capacity of the Dewatering Settling Basin is approximately 18,300 cubic feet (approximately 137,000 gallons storage volume). The Settling Basin is designed for a hydraulic capacity of 1,000 gpm (2.3 hours storage volume), with the highest anticipated steady-state groundwater estimated to be 10 gpm (9.5 days storage volume), though higher flows may occur during and following precipitation events. The Applicant states that the ~~operational~~ *construction* groundwater pumping system drains do not go to the stormwater system because they are not diverting stormwater, but rather they are diverting untreated ground water which will be discharged overland to the Pond via a temporary level spreader. The management of the groundwater flows during permanent operations is proposed via a series of gravity flow underdrain piping systems from the water treatment building that discharge to two overland direct discharge points to the west and north of the stormwater basin.

10. Section 770.6.E Site Plan Approval Standard E: Adequacy of surface and storm-water drainage and snow-melt runoff within and from the site, including but not limited to all walkways, driveways, buildings, parking and loading areas.

Finding: The site plan and stormwater report were reviewed by the Board's consulting engineer, Janet Bernardo, P.E. of the Horsley Witten Group. The plans are modified in response to the comments; The Applicant has confirmed that there will be no increase in rate or volume of

runoff for the proposed site and that all water quality standards are met. The Water Resource Protection District requirements will be met with recharge of precipitation to the groundwater as the Stormwater Management System is designed to meet stormwater and water quality requirements, including that stormwater quality will be improved by reducing total suspended solids ("TSS") by at least 90% as required by the Zoning Bylaw. The Stormwater Management System is designed to meet the standards of the MassDEP Stormwater Management Handbook.

Snow storage will be managed as follows: The primary snow storage area is located to the west of the back driveway and loading area. Additional snow storage areas are located to the east of the front parking area to the south of the employee parking on the south side of the building.

The proposed stormwater drainage systems include Best Management Practices (BMP's) including deep sump catch basins, water quality units, bioretention basins with sediment forebays and an infiltration basin. These BMP's will provide pretreatment of runoff and capture of oils and sediments while not increasing rate or volume of runoff.

The review of the stormwater management system by the Planning Board's consulting engineer and their approval of the Site Plan eliminates the requirement for a separate Stormwater Permit under the Stormwater General Bylaw and its regulations for any work that conforms to the plans. The application attests that the drainage system can be expected to result in post-development runoff characteristics (including peak flow, total volume of runoff and water quality of runoff) to be equal or less than pre-development conditions.

The site plan meets the standard of Scituate Zoning Bylaw Section 770.6 E for adequacy of stormwater management in the Water Resource Protection District.

11. Section 770.6.F Site Plan Approval Standard F: If the site is located within the Water Resource Protection District, the adequacy of provisions made to protect against toxic or hazardous materials or oil discharge or loss resulting from corrosion, accidental damage, spillage or vandalism through measures such as spill control provisions in the vicinity of chemical or fuel delivery points, secured storage areas for toxic or hazardous materials or oil, and indoor storage provisions for corrodible or dissolvable materials.

Finding: The entire site is in the Water Resource Protection District. The proposed stormwater management systems include hooded deep sump catch basins and oil and grit separators placed prior to any conveyance of stormwater runoff from paved areas to the proposed stormwater bioretention basins and an infiltration basin. Two continuous deflective separator units provide for the removal of trash, debris and floatables such as oil and grease and meet the 90% TSS removal requirement. There will be a 5,000-gallon tight tank that has all lab/sampling waste directed to, which tank will be pumped out to ensure it does not overflow. The Applicant noted there will be no outdoor storage of chemicals, temporary or otherwise. The proposed building has a garage to allow unloading of *all* materials inside the building *to the maximum extend practical with a limited amount of piping storage outside*. A Technical Memorandum, dated August 10, 2023 details the Stearns Meadow Water Treatment process. The memorandum explains the chemicals to be used in the Water Treatment Plant "WTP", the purpose of the various chemicals, the quantity to be stored and where the chemicals will be stored. The storage includes secondary containment of at least 110% of the bulk chemical volume for each chemical and fire suppression as required for each chemical. There will be no floor drains in the chemical room except for the safety showers *which will discharge to the tight tank*. Any potential spill will be contained within the secondary containment area and will be manually cleaned and removed from the WTP operators or a specialized chemical cleanup contractor. The WTP will be a zero liquid discharge plant with respect to process waste. There will be an Emergency Spill

Cleanup Plan for the site prior to operation of the site. The Site Plan meets the standard of Scituate Zoning Bylaw Section 770.6 F. for adequacy of control of toxic and hazardous materials in the Water Resource Protection District.

Comment: there was discussion about lab/sampling waste that, it could be specific to all non-potable samples. There was also discussion about the containment areas; the staff is trained for any spills. There was discussion about the loading/unloading of materials inside the building, the Board does not want to see the area become a working storage yard. Language was added...to the maximum extend practical. There is a storage pad on the site for some storage of pipe for emergencies, there is storage space inside for storage of boxes, etc. The Board allowed for a limited amount of piping storage outside.

12. Section 770.6.G Site Plan Approval Standard G: Minimizing the volume of cut and fill, the number of trees of 6" caliper or greater removed, the length of stone walls removed, soil erosion, and destruction of other natural features.

Finding: The Applicant has provided a cut-fill analysis. There is extensive cut and fill on the site. The Applicant indicates there will be a net import of fill of approximately 61,000 cy (assuming reuse of cut material) to the site as they are bringing in more materials than excavated. If the excavated materials are suitable, they will be reused for proposed grading on the site. Much fill will be used to create the slope on the lower part of the infiltration basin with a 4:1 slope on the outside of the basin and 3:1 inside the basin. Cut and fill has been minimized to the extent possible for the proposed site development and building.

A tree survey has been performed and integrated into the Landscape Plan. There is a 50-foot buffer for parking along Chief Justice Cushing Highway. The existing trees in that location will remain undisturbed except to allow for access and egress to the site. The building setback to the west of the site remains fully vegetated for 30 feet except to allow walkway access to the existing cemetery. An extensive Landscape Plan has been developed to mitigate trees cut for the project and provide a landscape screen.

An erosion and sedimentation control plan will be used with staged construction, staged dewatering and a large sedimentation sump and an EPA NPDES Construction General Permit and/or NPDES General Permit for Dewatering and Remediation Discharges and associated Stormwater Pollution Prevention Plan (SWPPP) will also be required. The Site Plan meets the standard of Scituate Zoning Bylaw Section 770.6 G.

13. Section 770.6.H Site Plan Approval Standard H: Minimize obstruction of scenic views from publicly accessible locations.

Finding: The Site Plan meets the standard of Scituate Zoning Bylaw Section 770.6 H as scenic views from the property to Chief Justice Cushing Highway are preserved to the greatest extent possible with the 50-foot buffer for parking. View *shed impacts* from Tack Factory Pond and the reservoir are minimized.

14. Section 770.6.I Site Plan Approval Standard I: Parking areas shall be adequately buffered and shaded using native vegetation. Parking lots with ten or more spaces shall be planted with at least one shade tree per ten spaces, of a caliper of at least 2 ½ inches dbh, with each tree providing shade to the parking area. Parking areas and visually degrading elements such as dumpsters and loading docks shall be designed to minimize visual intrusion from public ways and residentially owned or zoned areas. In addition, suitable screening of such areas by wood fences and dense, native evergreen hedges of five feet or more at time of planting shall be utilized. The use of chain link fences shall be avoided except in industrial areas. Outdoor

lighting, including lighting on the exterior of a building or lighting in parking areas, shall be arranged to minimize glare and light spillover to neighboring properties. No outdoor light shall be located more than twenty feet above the ground.

Finding: A landscape buffer will be created to the west, north and east of the building. It will be largely evergreen with a mixture of deciduous trees. The parking area in front of the building is buffered by the 50-foot parking buffer to Chief Justice Cushing Highway. Shade trees are provided in the parking area or at the edge to provide the required trees for parking space planting at a size of 2 ½" dbh minimum.

The dumpster and loading dock are located to be visually buffered from the public way.

An 8-foot-high chain link fence, with barbed wire top, restricts access to the non-public portions of the site and WTP. No outdoor light is located more than 20 feet above the ground and the LED outdoor lighting will be cut off or shielded to minimize glare to abutting properties including any wall mounted lights (e.g. at the loading dock). The outdoor lights shall also be controlled to reduce the light level to no more than 50% during non-use and overnight hours unless operations are active or otherwise required for security purposes during those periods. The requirements of the Bylaw Section 770.6 I have *substantially* been met.

15. Section 770.6.J Site Plan Approval Standard J: Safe, functional, and convenient pedestrian, bicycle, and where practical transit access, and continuity of the pedestrian and bicycle network within the property and to nearby pedestrian and bicycle facilities and trip generators.

Finding: There are safe, functional walkways to the front of the building where public access is provided for and expected. There is also a public access walk to the existing cemetery from the public parking area. Bicycle parking is provided in two bicycle racks. The requirements of the Bylaw have been met to the extent practical for a Drinking Water Treatment Plant.

The site plan entitled Town of Scituate, MA, 453 Chief Justice Cushing Highway, Stearns Meadow Drinking Water Treatment Plant, Site Plan Approval dated August 10, 2023 with revisions October 6, 2023, November 15, 2023 and December 1, 2023 by Woodard and Curran consisting of 28 plan sheets meets the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Review Standards of Review to a degree consistent with a reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located.

Mr. Pritchard second the motion for discussion.

Ms. Burbine seconded the motion as amended; a vote was taken and was unanimously in favor.

Ms. Burbine moved to approve the site plan for the Stearns Meadow Water Treatment Plant at 453 Chief Justice Cushing Highway subject to the following conditions:

1. The site plan entitled Town of Scituate, MA, 453 Chief Justice Cushing Highway, Stearns Meadow Drinking Water Treatment Plant, Site Plan Approval dated August 10, 2023 with revisions October 6, 2023, November 15, 2023 and December 1, 2023 by Woodard and Curran consisting of 28 plan sheets; Landscape Plan dated August 2023 with revisions through 12/11/2023 by Halvorson/Tighe and Bond Studio consisting of two sheets; Civil Excavation Figures by Woodard and Curran dated November 2023 are approved except that they may be modified if changes are necessary to meet the conditions below.

Comment: Excavation Plan to be added.

2. Two reduced sets of 11 x 17 prints of the most current plans and pdf's shall be provided to the Planning Board prior to the pre-construction conference for the files.
3. The building shall meet all pertinent requirements of the Massachusetts state building code.
4. The Applicant shall comply with height requirements in the Scituate Zoning Bylaw except as otherwise relieved by the Zoning Board of Appeals in their approval and subsequent written decision.
5. Materials and details of construction shall meet all pertinent requirements of the DPW, Board of Health, Fire Department, Conservation Commission, Planning Board, Building Department and Commission on Disabilities. Where this Site Plan Administrative Review requires approval, permitting or licensing from any local, state or federal agency, such required approval, permitting or licensing is deemed a condition of the Town of Scituate Planning Board's approval of this site plan. All necessary permits and approvals must be received prior to commencement of construction.
6. No underground irrigation systems shall be allowed to connect to the Town's water distribution system or in any manner use municipal water in accordance with the policy made effective by the Board of Selectmen on October 8, 2014 and reaffirmed by the Scituate Water Commissioners on May 26, 2015. All irrigation systems installed in accordance with the policy must be supplied by on-site sources or private water suppliers at the expense of the property owner.
7. This Site Plan Review/Stormwater Permit must be recorded at the Registry of Deeds with proof furnished to the Planning Office prior to the preconstruction conference. Failure to record the permit is a violation of the permit and subject to fines included in the Town of Scituate General Bylaws.
8. The Town will store the operating equipment for the Water Treatment Plant in the garage. There will be times when it is not feasible to keep all the trucks in the garage, but a majority of the time every effort will be made to keep the trucks in the garage. There should not be any extended period when trucks are stored outside.

Comment: strike the word majority, same language to be used from the finding of facts.

Utilities, Parking, Traffic and Erosion Control

9. DPW Curb Cut Permit and MADOT Highway Access Permits shall be provided to the Planning Department prior to issuance of a building permit.
10. Gasoline, oil and chemical abrasives shall not be stored on-site in the Water Resource Protection District. No road salt shall be used or stored on-site. No vehicle washing shall occur onsite.

Comment: there are some small 3-5-gallon portable cans of gasoline stored on water trucks for equipment to be used in the field. There is a flammable proof cabinet on site for the storage of these small portable tanks. Language added...except for properly store gasoline containers inside the building.

11. As the lot is in the Water Resource Protection District and has rendered more than 15% impervious and a system of artificial recharge is provided, a certification that groundwater is not being degraded shall be provided prior to application for a building permit.
12. The detention basins and infiltration basins are designed and shall be installed to have the bottom elevation a minimum of three feet above seasonal high groundwater elevations.

Stormwater during construction, as well as in perpetuity after construction, is not allowed to increase in rate or volume to adjacent properties, the street or offsite. It is the Applicant's responsibility to comply with the specific requirement at all times, particularly during all phases of construction.

13. No clearing beyond the limit of work/limit of clearing as shown on the plan is allowed. The limit of clearing shall be staked in the field prior to construction commencing, inspected by the Town Planner and maintained throughout construction.
14. The Stormwater Management Systems must be retained and maintained as designed both during and after construction. Maintenance must be per the approved Operation and Maintenance (O & M) Plan and is required in perpetuity. To the extent that the approved O & M Plan does not adequately maintain the design performance of the Stormwater Management System, the Applicant shall modify the O & M Plan provisions to meet the design performance and provide an updated copy of the modified plan to the Board.
15. Two signs shall be installed for the fire department vehicle access demarcating emergency vehicle access ~~only~~. The controlled security gate shall have access from the Town of Scituate FOB/badge to ensure the fire department emergency response vehicle can gain immediate access to the secure area inside the security fence.

Comment: circulation around the back of the building is not just for Fire access, operators will be using it as well. Strike the word only.

16. There is a separate sedimentation sump for construction dewatering. It is encouraged that No construction dewatering water is allowed in the Stormwater sedimentation sump. Any construction dewatering that enters the stormwater basin should be done in dry weather and not impact the efficacy of the Stormwater system. The construction dewatering sump shall not overflow and shall be monitored and alarmed to prevent any such overflowing during all times that construction dewatering pumps are operating.

Comment: Town Planner approval is required.

17. Sizing calculations and flow paths for the temporary sedimentation basins shall be provided to the Town Planner prior to scheduling the preconstruction conference along with the activated NPDES Permits.
18. The final construction dewatering plan shall be submitted to the Town Planner for review and approval prior to issuance of a building permit. Such plan shall address a construction sequence and detailing of the dewatering system operating process including but not limited to the yet-to-be-designed/located *temporary* foundation underdrains which are to be constructed during the dewatering effort and prior to the foundation being poured. The plan shall include monitoring and reporting as required by permits including groundwater volumes, quality and inspection of the dewatering system to avoid erosion of overland discharge areas.
19. All lighting shall be LED lighting. The exterior lighting shall be down lighting and conform to the lighting plan with a maximum height of 20 feet for light fixtures. The lighting in the parking lot shall be programmable as to on-off (motion detection) and level of intensity. The lights shall be designed to allow for operation at a non-occupied light level no more than 50% of fixture full lumen output at times when the site is not occupied and during overnight periods. The Applicant shall conduct a testing plan during commissioning to determine if the security light level can be minimized to below 50% and shall thereafter operate the security light levels at that final determined level.

Comment: last sentence to be amended unless required for security purposes.

Construction

20. A pre-construction conference will be required prior to the start of construction which conference shall include representatives of the DPW, the site contractor, Owner's Project Manager (OPM), the Town Planner and Conservation and Natural Resource Officer and any other Town departments as necessary or required by the Town Planner.
21. Prior to scheduling the pre-construction conference, a commitment to cover funding for inspections by the consulting engineer for stormwater *and dewatering* shall be provided to the Planning Board, a schedule of construction activities shall be given to the Town Planner along with the Storm Water Pollution Prevention Plan (SWPPP) and NPDES Permit. The Construction General Permit, General Permit for Dewatering and Remediation Discharges and SWPPP shall be provided to the Town Planner for review and approval fourteen days prior to submission to the EPA and scheduling the preconstruction conference. All operators shall be advised that SWPPP and Stormwater Permit must be adhered to during construction.
22. Inspections and observations made according to the SWPPP shall be submitted weekly to the Board.
23. An Illicit Discharge Statement shall be signed by the property Owner and submitted to the Town Planner prior to the preconstruction conference.
24. All work within the Right of Way ("ROW") of Chief Justice Cushing Highway shall be coordinated with the DPW and MDOT. The DPW shall be notified prior to the start of work within the ROW of Chief Justice Cushing Highway. Other than as required by the necessary work in the ROW, there shall be no parking or idling of vehicles on Chief Justice Cushing Highway during construction.
25. Stormwater control measures shall be maintained by the Applicant according to the Stormwater Management System Operation and Maintenance Plan submitted for the project and the Storm Water Pollution Prevention Plan (SWPPP). All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place. A stand-alone copy of the Operation and Maintenance Plan including its appendices, signed by the property owner, shall be provided prior to the preconstruction meeting.
26. If the drainage system is not performing as designed and conditioned or if stormwater is observed going to abutting properties or the street, the Applicant shall cease work and immediately implement all necessary mitigation to permanently remedy the situation. This condition applies to all construction activities and survives the issuance of a Certificate of Completion to apply during all on-going operations of the building or site.
27. No sediment (including silty water) shall be allowed to leave the site during construction.
28. The Property lines of the subject Property and limit of work shall be marked or flagged in the field under the direction of a surveyor and notification given to the Town Planner and design engineer a minimum of three days prior to commencement of construction. The property line is to remain staked at all times during construction.

29. **A crushed stone construction entrance as detailed on the plans is required and shall be installed prior commencement of construction. The stabilized construction entrance shall be maintained throughout construction to prevent dirt from tracking on to the road.** Water and sediment shall not be discharged into the infiltration basin until the site is fully stabilized.
30. Prior to any land disturbance, erosion control shall be installed and inspected by the Town Planner or approved agent. At that time the site shall also be staked to show the fields and drainage improvements. All stockpiles shall be surrounded by an erosion control barrier. Additional erosion control, such as silt fence, silt sock and/or haybales placed **prior** to a precipitation event, may be needed to prevent sediment from reaching the road or adjacent properties during construction. **All erosion control shall be installed per the plan and shall be maintained in good working condition throughout construction.** The Applicant is responsible for maintaining and managing stormwater on-site throughout the construction period and during the transition to fully functional operations and maintenance. Construction approval in no way relieves the Applicant from its obligation to ensure stormwater does not impact the abutting properties and the Applicant shall take all necessary steps to prevent such occurrences.
31. The Town Planner is to be notified when the stabilized construction entrance and erosion control measures are in place, when construction begins and when construction is completed for site inspections. If deemed necessary by the Town Planner in consultation with the DPW Engineering staff, temporary sedimentation basins, check dams, silt socks and or noise and dust control may be required in addition to the erosion control measures shown on the plan. All erosion control measures shall remain until the Town Planner and, as necessary, the Conservation Agent determines that the danger of erosion or sedimentation no longer exists. Request for inspections require 48 hours minimum notice.
32. Construction shall proceed according to the construction phasing plans.
33. All connections to Town water shall be performed according to the specifications of the Scituate DPW.
34. Construction work shall not begin prior to 7 AM weekdays and 8 AM on Saturday and shall cease no later than 7 PM or sunset whichever is earlier. No construction shall take place on Sunday or legal state or federal holidays unless written approval is granted by the Town Planner prior to the work occurring. The Applicant shall manage construction lights so they shall not be a nuisance to the neighbors.
35. No on-street parking or loading or unloading of construction equipment or vehicles shall be permitted during construction unless a police detail is provided if warranted as determined by the Police Department. No trucks shall idle on public roads and no equipment shall idle on site prior to 7:00 AM on weekdays, 8:00 AM on Saturdays.
36. All construction parking shall be on site unless otherwise approved by the Planning Board.
37. The Applicant shall provide the Town with the routes construction traffic will use so that if a safety hazard or material disruption of the public way impedes safe passage, a Police detail would be obtained by the Applicant at its expense.
38. All disturbed areas not receiving any other specialized treatment shall be loamed and seeded with 6" of clean loam.

39. No staging or stockpiling is allowed in any component of the stormwater system.
40. Inspection of the bottom of all infiltration systems must be performed by the Planning Board's consulting engineer and the design engineer prior to any backfill or system component installation to confirm suitability of soils.
41. In an effort to reduce noise levels, the Applicant shall keep all equipment that emanates sound from the structure or site in proper working order through regular maintenance, especially dewatering equipment during overnight hours.
42. Site noise levels shall conform to the MassDEP's Division of Air Quality Control Noise Policy. Applicant shall provide noise readings at multiple locations around the building to demonstrate conformance to no more than 65 dBA one meter from the building.
43. The emergency generator will be in a noise suppression enclosure that will control sound to 65 dBA at ~~one~~ *ten* meters. This shall be tested and demonstrated and test results submitted to the Board as part of testing required to demonstrate conformance.
44. The Applicant shall follow all regulations under the Massachusetts Department of Environmental Protection, 310 CMR 7.00: Air Pollution Control, 7.01 General Regulations to Prevent Air Pollution and 310 CMR 7.09 U Dust, Odor, Construction and Demolition. Per 310 CMR 7.09 U Dust, Odor, Construction, and Demolition water must be used to prevent excessive emission of particulate matter throughout the construction Project.
45. Construction activities shall be conducted in a workman like manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down or other proper storage and disposal methods.
46. Up to 15 additional white pines or other approved evergreens 8-10 feet tall may be added by the Planning Board under the direction of the Town Planner to enhance the west buffer.
47. The buffer to the west of the building shall be replanted as soon as possible within appropriate growing seasons. Plants must be watered and monitored for three years from time of planting with a documented survival rate of 90% provided to the Board at the end of the period.

After Construction

48. A set of As-Built Plans stamped by a registered surveyor and reviewed by the registered professional engineer who designed the system shall be submitted to the Planning Board within ~~30~~ 90-days of *substantial* completion of the work. This plan shall include the construction conditions of the stormwater management system, the permanent dewatering system, utilities, grading, building, site amenities and driveways. The As-Built Plan must be submitted and such plans must be found in compliance with the approved permit prior to obtaining a Certificate of Occupancy. All grading and landscaping must be complete prior to the as-built submittal.
49. If signage identifying the building other than for entrance/exit, directions, or safety purposes is incorporated at a later stage of the project's design, it shall be reviewed by the Planning Board prior to application for a sign permit.
50. No outdoor storage of chemicals is allowed. The proposed building has a garage to allow unloading of all materials inside the building. A Technical Memorandum, dated August 10, 2023 details the Stearns Meadow Water Treatment process. The memorandum explains the chemicals to be used in the Water Treatment Plant "WTP", the purpose of the various chemicals, the quantity to be stored and where the chemicals will be stored. The storage includes secondary containment of at least 110% of the bulk chemical volume for each chemical and fire

suppression as required for each chemical. There will be no floor drains in the chemical room. Any potential spill will be contained within the secondary containment area and will be manually cleaned and removed ~~from~~ by the WTP operators or a specialized chemical cleanup contractor. The WTP will be a zero liquid discharge plant with respect to process waste. There will be an Emergency Spill Cleanup Plan for the site prior to operation of the site. The Technical Memorandum shall be followed and Emergency Spill Cleanup Plan provided to the Owner, Operator and Planning Board prior to operations.

51. All lab sinks and *emergency eye wash stations* ~~should~~ shall discharge to the tight tank.
52. Refilling of the fuel oil for the emergency generator and any pumps used for dewatering and construction operations and construction vehicles shall be done with filling procedures that includes safeguards to prevent fuel oil spills. Emergency Spill supplies shall be kept onsite in accordance with an Emergency Spill Clean Up Plan.
53. Removal of solids from the drying basins shall only be done during the daylight hours of the day shift Monday through Friday. The Owner shall have a Solids Removal Plan that ensures that the removal process does not result in any solids entering the stormwater system and it shall be provided as an appendix to the Stormwater Operation and Maintenance Plan. All solids shall be legally disposed of offsite with no stockpile areas onsite. Decant water from the Drying Basins shall not go to the stormwater system at any time, but shall be recycled to the input lines of the water treatment plant.
54. The under-basin water system on the drying basins shall be designed to ensure that a loss of power to or the use of the collection sump does not result in overflows of the sump or at any time result in recycle water entering the stormwater system.
55. The septic system shall only be used for sanitary waste-water. No lab waste or other wastewater shall be put in the septic system and shall only be disposed of to the tight tank.
56. If any future facility expansion is required, any such expansion plans shall be submitted to and shall require the review and approval of the Planning Board.
57. The Applicant shall make every effort to develop and implement a plan to have a zero-carbon facility.

Comment: add language...shall report annually to the Town Planner with copy to the Planning Board, an initial plan shall be submitted to the Town Planner prior to obtaining a Certificate for Occupancy.

58. An 8-foot-high chain link fence with barbed wire on top shall be black vinyl coated steel chain link for privacy adjacent to existing residences.
59. The Landscape Plan shall be adhered to as approved herein. A revised plan shall be provided prior to application for a building permit showing the decreased limit of work for the wetland mitigation. No substitutions shall be allowed without the approval of the Town Planner. All plants shall be maintained and if landscaping is damaged or dies, the Owner shall replace such plants with same size and quantity.

Comment: add a three-year period.

Add condition 60 – a revised set of plans shall be submitted to the Planning Board prior to a Building Permit application to show correct rims/inverts/outlet elevations for underdrains, the revised limit of work for the wetland mitigation area and a revised Operation and Maintenance Plan if necessary.

Add condition 61 – the applicant shall evaluate the performance of the dewatering system to make sure there are no overland impacts to the neighboring properties.

Mr. Pritchard seconded the motion for discussion,

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

Continued Public Hearing – Site Plan Review and Special Permit for Density and Stormwater – VCN-GDG-GVC – 19 Ford Place – IMMEDIATE CONTINUANCE

Assessor's Map/Block/Lot 53-5-16

Applicant/Owner: Stephen B. Leitch

Documents

- DRAFT Motion Form for 3rd Continuance

Motion:

Ms. Burbine moved to accept the applicant's request to continue the public hearing for Site Plan Administrative Review and Special Permit for density for a Cottage Court and Stormwater Permit in the Village Center and Neighborhood District – Greenbush Gateway District- Greenbush Village Center Subdistrict (VCN-GDG-GVC) until February 8, 2024 at 6:30 pm and to continue the time for action for filing with the Town Clerk until April 30, 2024.

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

Informal Discussion – SAIL Group Home – 809 Country Way – Marynell Henry

Documents

- Prospectus of who the group is - passed out at the meeting

Attendees: Marynell Henry; Amy Pratt; Wendy Ellison

Ms. Henry indicated they are here under the recommendation of Community Preservation Committee (CPC) who they recently met with requesting funds for affordable housing. The project they are proposing is located at 809 Country Way; SAIL Home stands for Supported Access to Independent Living. Group looking to provide housing to individuals with disabilities that are supported; there is a housing crisis for this population, the need outpaces what is available. Group homes through the State only attend to about 15% of the population, so there is huge population that need limited support.

- SAIL purchased 809 Country Way in October 2023
- Purchased under Non-profit status
- Met previously with Ms. Joseph and Ms. Lambert
- Have a builder and architect
- Four end-uses for the property
 - Residential
 - 4-units for individuals with disabilities
 - 2 two-bedrooms units

- 1 three-bedroom unit
 - 1 one-bedroom unit
 - Total count of 8-bedrooms, all count as affordable housing
- 60% of the square footage of the building
- Community space
 - Allows for integration space for the individuals that live there
 - Also open to the community at large
- Office space
 - Non-profit tenant – Free Period
 - Supplies sanitary products to underserved communities in schools and work places
 - Using approximately 1,000 sq. ft. of the 7,300 sq. ft. space
 - Will distribute products from this location
 - Provides jobs to individuals that live on site
- Central Support – hopes to open a call center - South Shore Support
 - Non-profit
 - Provides support services to over 1,000 individuals on the South Shore
 - Services individuals with intellectual disabilities and autism
 - Recently have opened a call center, call center is a nationwide call center
 - Local call center helps up to 50 clients in the community with disabilities and need support and want to live independently.
- Foot print of the building does not change, only doing interior renovations
- Entire project is about \$3.0 million dollars
 - CPC application for \$1.0M was unanimously approved
 - Meeting with other Boards to get support
- Septic system has been redesigned for up to 10-bedrooms
 - Designed by Morse Engineering
 - Raised system
 - Will be extended to area where the parking lot is currently
- Applicant is aware that a certain number of parking spaces are required
- Residents of the home will not drive, but there will be staff that comes in to support them

Ms. Joseph said the property is currently a commercial use, this is a change of use and will require site plan review from the Board. The proponents will have to outline all the uses in the building to determine what parking is required; parking is something the Board can regulate.

There was discussion about what the call center is/does and how it supports the community. Ms. Pratt explained it is a remote support and monitoring system, individuals that chose to participate get a two-way communication tablet and a geo-com that can detect a fall, a seizure, etc. and daily calls based on their personal plans. Currently they have 25 people, but there have been some problems because it is so costly to buy all the equipment and start it up everyone across the State works with a subcontractor with the National Call Center that can sometimes have issues answering calls in a timely manner, the goal is to open their own call center that is local instead of contracting with the national service. Ms. Pratt said there is also space for a live-in, so if there was a need the live-in would be the first person on the call tree; the call center would weed things out and manage what they could, but the live-in would be an “emergency” responder.

Ms. Pratt said they would be starting small, so there would be likely 3 employees that would rotate through a 24/7 shift. She also explained that the State does assessments for assisted technology and they partner with State, so people can have ring door bells, medication dispensers, stoves that shut off, automatic fire stoppers, everyone would come with that assisted technology. All this will be built into the residential units. The call center would be more regional, but the live-in would be more local.

Ms. Joseph said it sounds like a great project, but it does need Site Plan Review and the Board will have to decide what type of building this is; it sounds like a mixed-use building. The applicants will have to show how the parking is going to work when they come in for review. The applicants will be coming in under the Dover Amendment, Ms. Joseph said under that the Board can reasonably regulate, height, yard setbacks, lot area, open space, parking, building coverage while exercising concerns for public health and safety per Mass General Law.

Ms. Pratt said the septic system would not allow for more housing units to be build.

There was discussion if they have contacted the neighbors and let them know what is being proposed. Ms. Joseph said under Site Plan Review the neighbors will be notified.

The applicant needs to get their application together to turn into the Board; when this can be heard depends on the applicant and when they turn things in.

Ms. Pratt said they will be applying for additional grants for funding, so funding is not just CPC. There was additional discussion about where operational funds come from, the residents will pay rent, DDS and it will be like an HOA if additional services are needed the individuals will pay, there will be rent from the other uses on the site as well.

This will be one of the first of these facilities and the hope is for this to serve as a model for other communities.

Ms. Joseph said the other thing that needs to be considered is the stone wall on the site and the site distances for safety. She is aware that they have been approached by the property owners of 817 Country Way about the stonewall so it needs to be reviewed from their perspective as well. The Board has to operate and review for health, safety and welfare; vehicles entering/exiting need to be able to do so safely. She asked if people will be walking to the train station; there is a sidewalk in front of the property and it is not to Town standards so it may be a group effort to make it safe along that road.

Ms. Joseph suggested an informal meeting again to get the application in order before they official submit something.

Discussion/Vote - Surety Reduction – 14 – 16 Old Country Way - Don McGill

Documents

- Email from Don McGill dated 12.12.23 with Bond Reduction Request
- Doc DRAFT Motion

Attendees: Don McGill, Applicant/Owner

Ms. Joseph indicated she went on a site visit with the Consulting Engineer this week the project is winding down, 99% of the site work is done, a Certificate of Occupancy will be requested in the next few weeks, they need to provide a Master Deed and some other documents, but she opined a surety reduction is in order. There is some stripping to be completed a dumpster needs to be removed and some other minor things; if the Board agrees to take a \$5,000.00 cash surety the bond can be released. The landscaping is all done.

Mr. McGill said before the end of the year the dumpster will be removed and the stripping of 3 spots will done, in the spring they will over seed the grass again.

Ms. Joseph opined \$5,000.00 is reasonable and Ms. Bernardo the Consulting Engineer also felt it was reasonable.

Motion:

Ms. Burbine moves that the bond of \$191,015.00 for 14-16 Old Country Way for the Site Plan Administrative Review and Special Permit for Tandem Parking be ~~reduced~~ *eliminated and replaced* with \$5,000 cash surety for the remaining work to be completed. The reduction in bond is based on s site visit with the Town's consulting engineer Janet Bernardo of Horsley Witten Group.

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

Discussion/Vote - Surety Reduction – Extension of Plan Endorsement for 33 New Driftway/7 MacDonald Terrace

Documents

- Doc DRAFT Motion

Ms. Joseph indicated the applicant has 90 days after the decision to endorse the plans and the applicant is not quite ready. With the Planning Board schedule an extension is needed.

Motion:

Ms. Burbine moved to accept the applicants request to continue the time for endorsement for the Site Plan Administrative Review and Special Permit for a Mixed-Use Building and Multi-family Building and Stormwater Permit in the Village Center and Neighborhood District – Greenbush Gateway District – Greenbush Village Center Subdistrict and Gateway Business District (VCN-GDG-GVC and GWB) at 33 New Driftway/7 MacDonald Terrace until January 31, 2024 which is beyond the 90 days after the appeal period ended.

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

MBTA Communities Discussion:

Ms. Joseph indicated Town Counsel is still reviewing the information. Hope to file the Mandatory Mixed-Use Districts and pre-approval next week.

Minutes
Documents

Ms. Burbine moved to approve the meeting minutes from December 7, 2023.

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

Accounting
Documents

PO #2405233 (\$119.60), PO #2405172 (\$1,375.00), PO #24057173 (\$665.00), PO #2405321 (\$50.33)

Ms. Burbine moved to approve the requisition of \$665.00 to Horsley Witten Group for peer review services for 18 Drew Place, for \$1,375.00 to Horsley Witten Group for peer review services for Seaside at Scituate, for \$119.60 to Gatehouse Media for legal ad for 19 Harbor Heights Road, for \$50.33 to WB Mason for office supplies.

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

Liaison Reports:

Bicycle Committee – reported by Mr. Niebauer:

- Nothing new since the last meeting

Community Preservation Community – reported by Ms. Burbine:

- \$1 Million approved for SAIL Group Home
- \$22K for Ellis House approved
- \$2 Million for 5 new tennis courts approved
- All need to go to Town Meeting for approval
- Pickle Ball courts has been withdrawn
 - Tennis courts at the High School needs to be done first
 - Potential money from Toll Brothers donation to be used

Planning and Development – reported by Ms. Joseph: will be busy for a long time.

Documents

- Email to the Board from Shari Young dated 12.8.23 with meeting agenda for 12.14.23
- Email to the Board from Karen Joseph dated 12.8.23 with meeting materials for Stearns Meadow Water Treatment Plant and 19 Ford Place.
- Email to the Board from Karen Joseph dated 12.13.23 with meeting materials for Stearns Meadow Water Treatment Plant and 14-16 Old Country Way
- Email to the Board from Karen Joseph dated 12.14.23 with meeting materials for Stearns Meadow Water Treatment Plant
- Email to the Board from Shari Young dated 12.14.23 with DRAFT meeting minutes from 12.7.23.

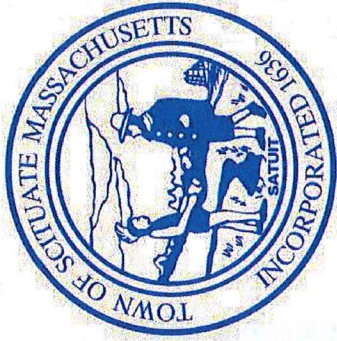
These items were distributed to the Board electronically.

Ms. Burbine moved to adjourn the meeting at 9:15 p.m. Mr. Pritchard seconded the motion; a vote was taken, and unanimously in favor.

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Ann Burbine, Clerk
Date Approved: January 11, 2024



Stearns Meadow Drinking Water Treatment Plant

Planning Board Meeting

December 14, 2023



Agenda

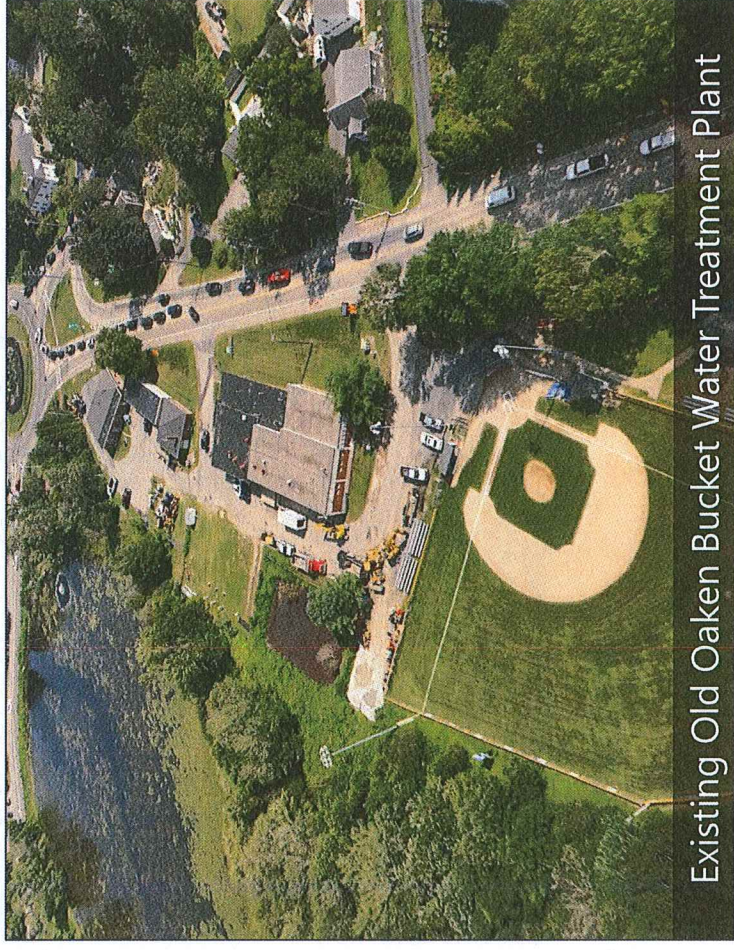
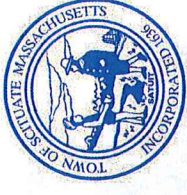
- ▶ Project Background
- ▶ Project Objectives
- ▶ Site Overview
 - Site Layout
 - Planning Board Timeline
- ▶ Response to Comments
 - Building Overview
 - Septic System
 - Construction Phase Stormwater & Dewatering
 - Lighting
 - Landscaping
- ▶ Q&A and Public Comment



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



Existing Old Oaken Bucket Water Treatment Plant

Project Objectives

Water Treatment Plant Performance

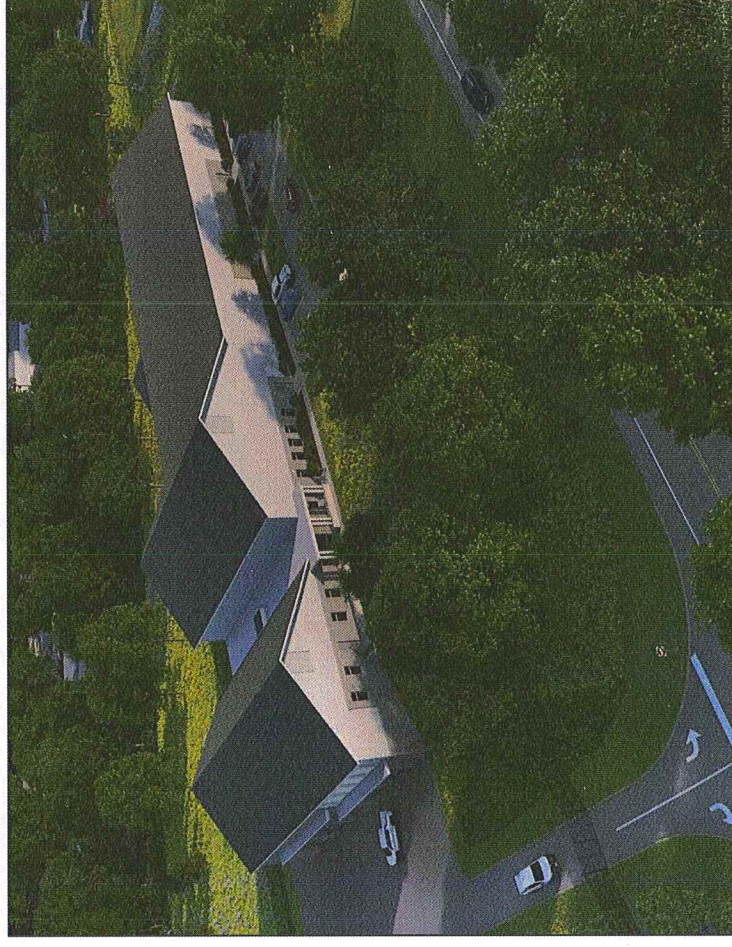
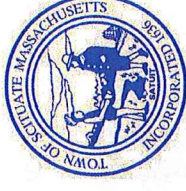
- ▶ Permitted Average Flow (OOB): 0.79 MGD
- ▶ WTP Design Capacity: 3.0 MGD
- ▶ Meet all EPA and MassDEP Water Quality Standards

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 has approved a special permit

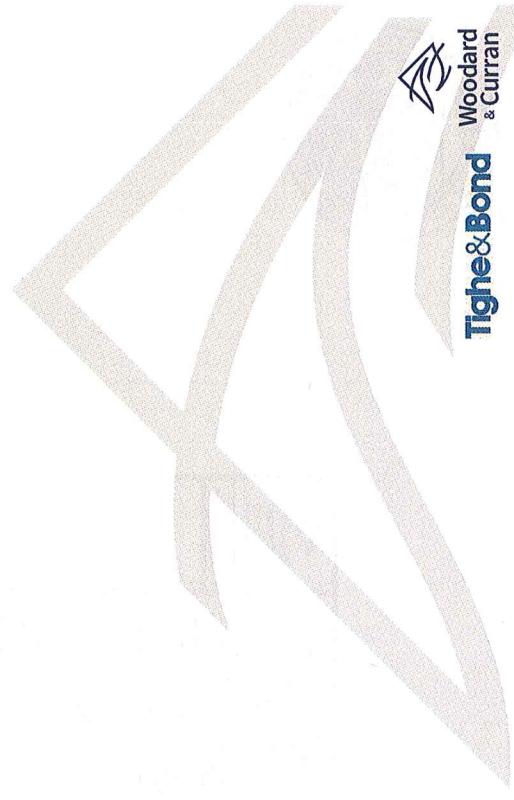






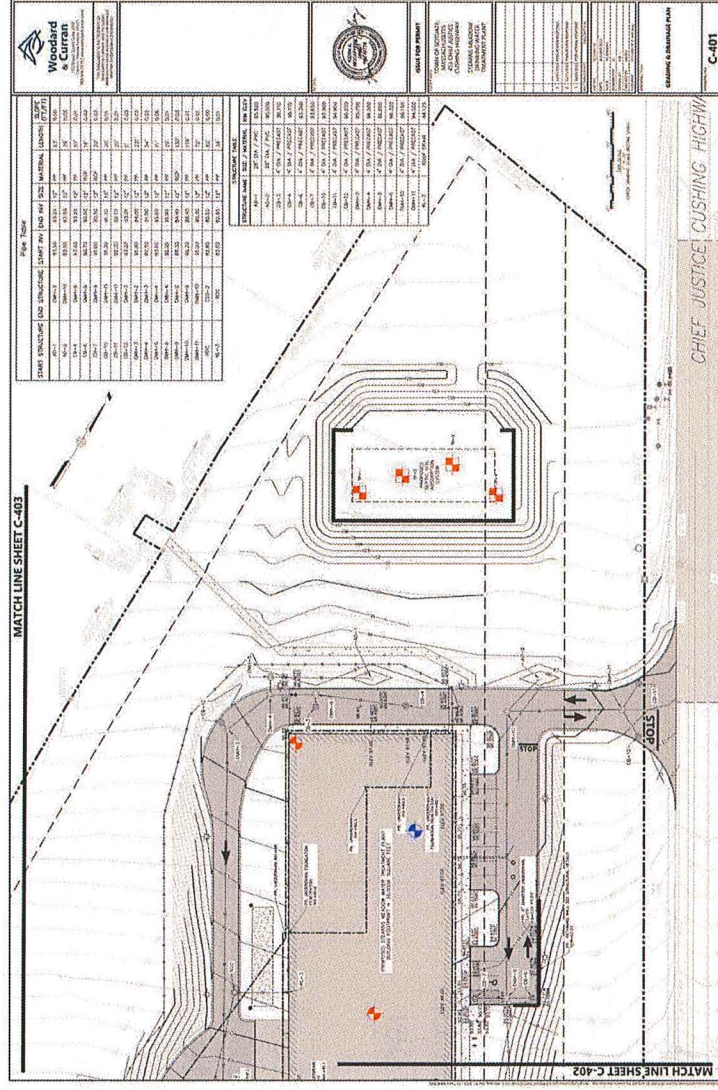
Planning Board Timeline

- ▶ 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
 - Addressed landscaping & dewatering comments
- ▶ Fourth Hearing Date: December 14th 2023



Septic System

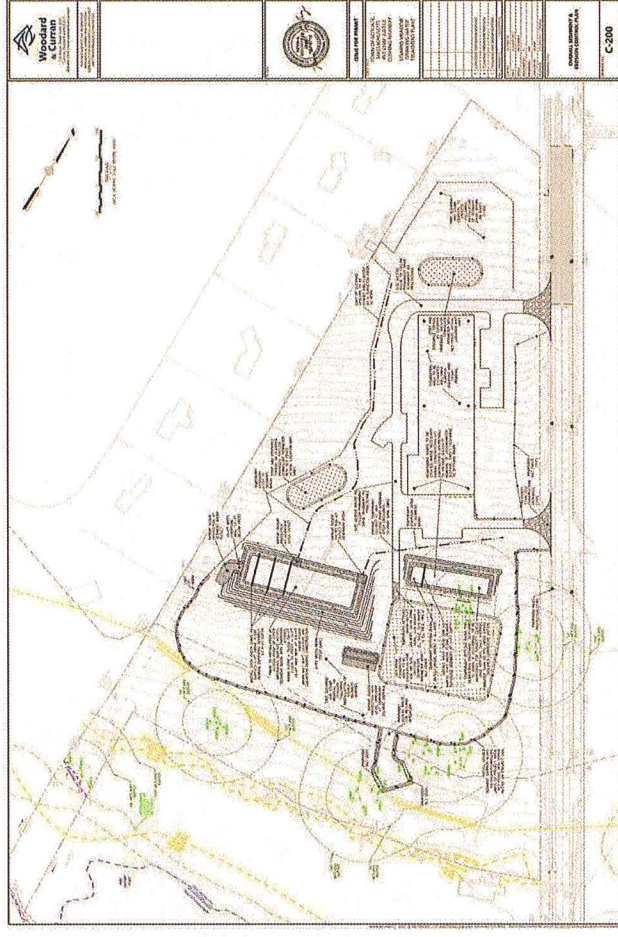
- ▶ Scituate Board of Health has no further comments, pending Planning Board approval, permit will be issued
- ▶ Septic system receives sanitary waste from the facility. It does not receive any process water
- ▶ Wastewater from laboratory and emergency showers/eyewashes is directed to a 5,000 gallon holding tank for pump out



Construction Phase Stormwater and Dewatering

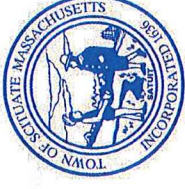


- ▶ Temporary perimeter controls, diversion ditches, surface stabilization, and sediment storage with segregated dewatering management.
- ▶ "Sediment Basin" sized to provide ~33,000 cubic feet of storage (3,600 cubic feet per disturbed acre) for surface runoff.
- ▶ Dewatering discharges to be directed towards "Settling Basin", which provides ~18,300 cubic feet of storage for pumped groundwater.
- ▶ Level spreader (50-ft length) grading and detail has been added to Settling Basin outfall.
- ▶ Dewatering sump detail has been added to show temporary pumping strategy within foundation area.



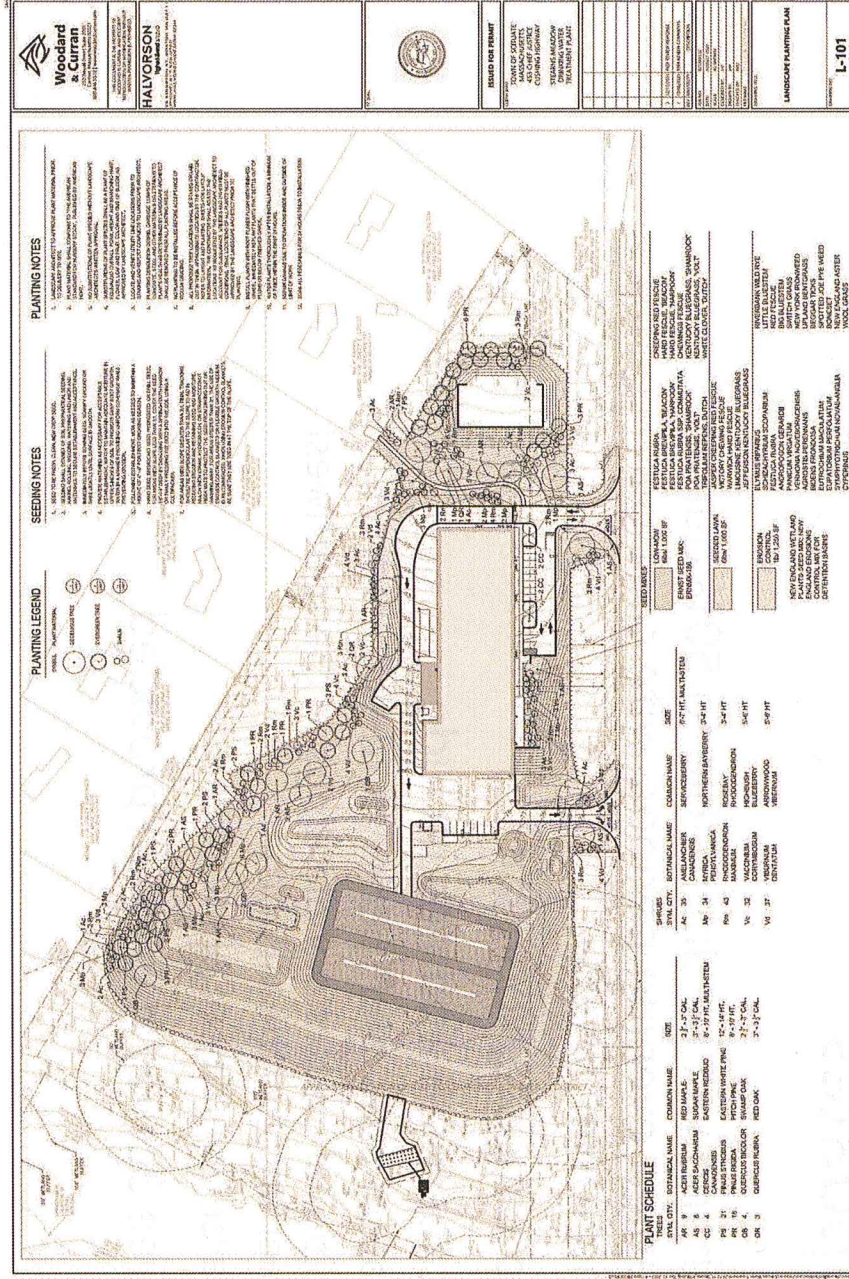
Site Updates

- ▶ Site lighting will be dimmable to 50% during unoccupied evening periods, with controls allowing lower levels
- ▶ Revised Landscaping Plan
- ▶ Landscape plan updates include
 - Location, sizes, and species of trees to remain
 - Additional understory plantings in the southwest corner and northeast corner
 - Greater diversity of plant sizes
- ▶ Final Tree Survey has been provided





Updated Landscaping Plan







Q&A and Public Comment



Renderings





Tighe & Bond



Woodard
& Curran



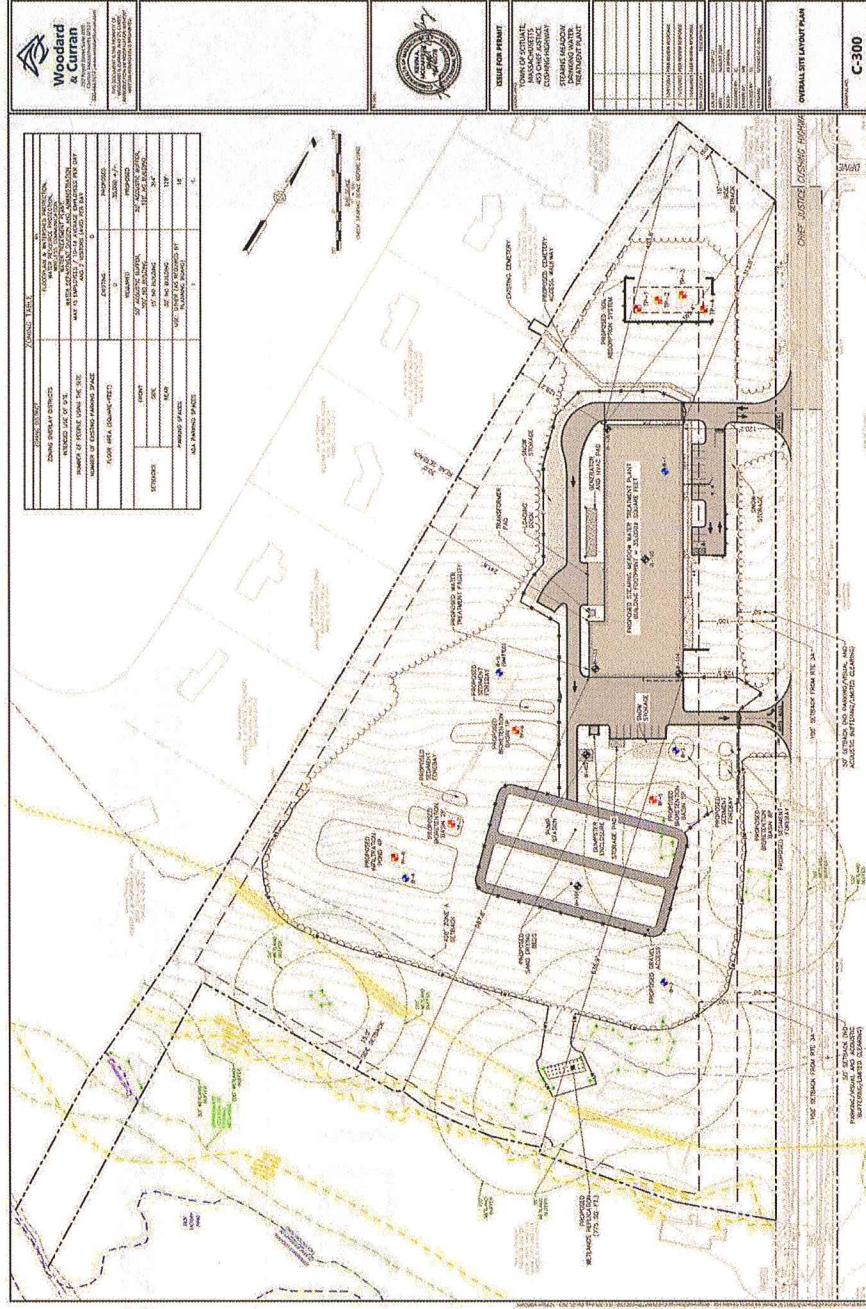
HARRIMAN



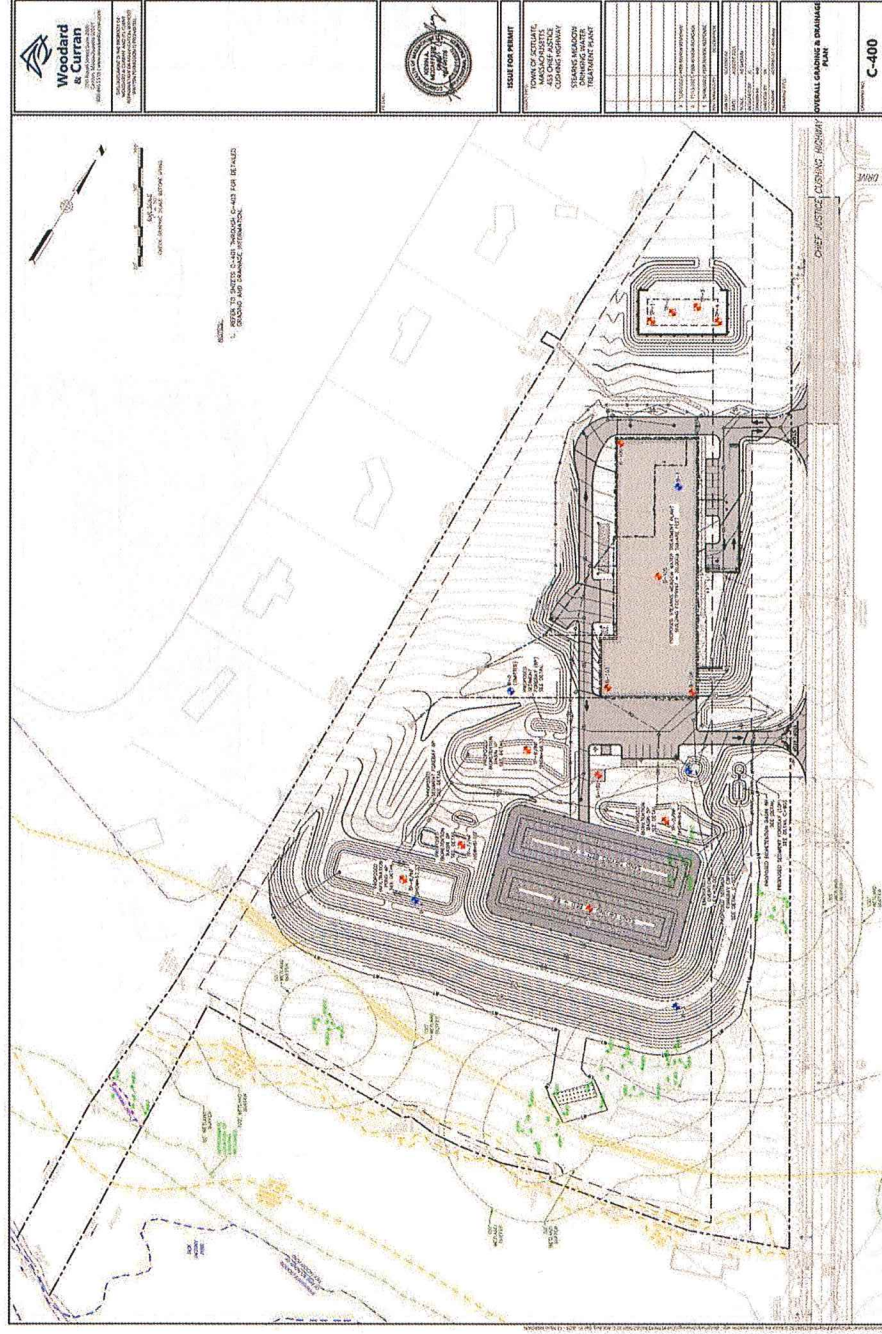
Thank you!

Tighe&Bond  **Woodard
& Curran**

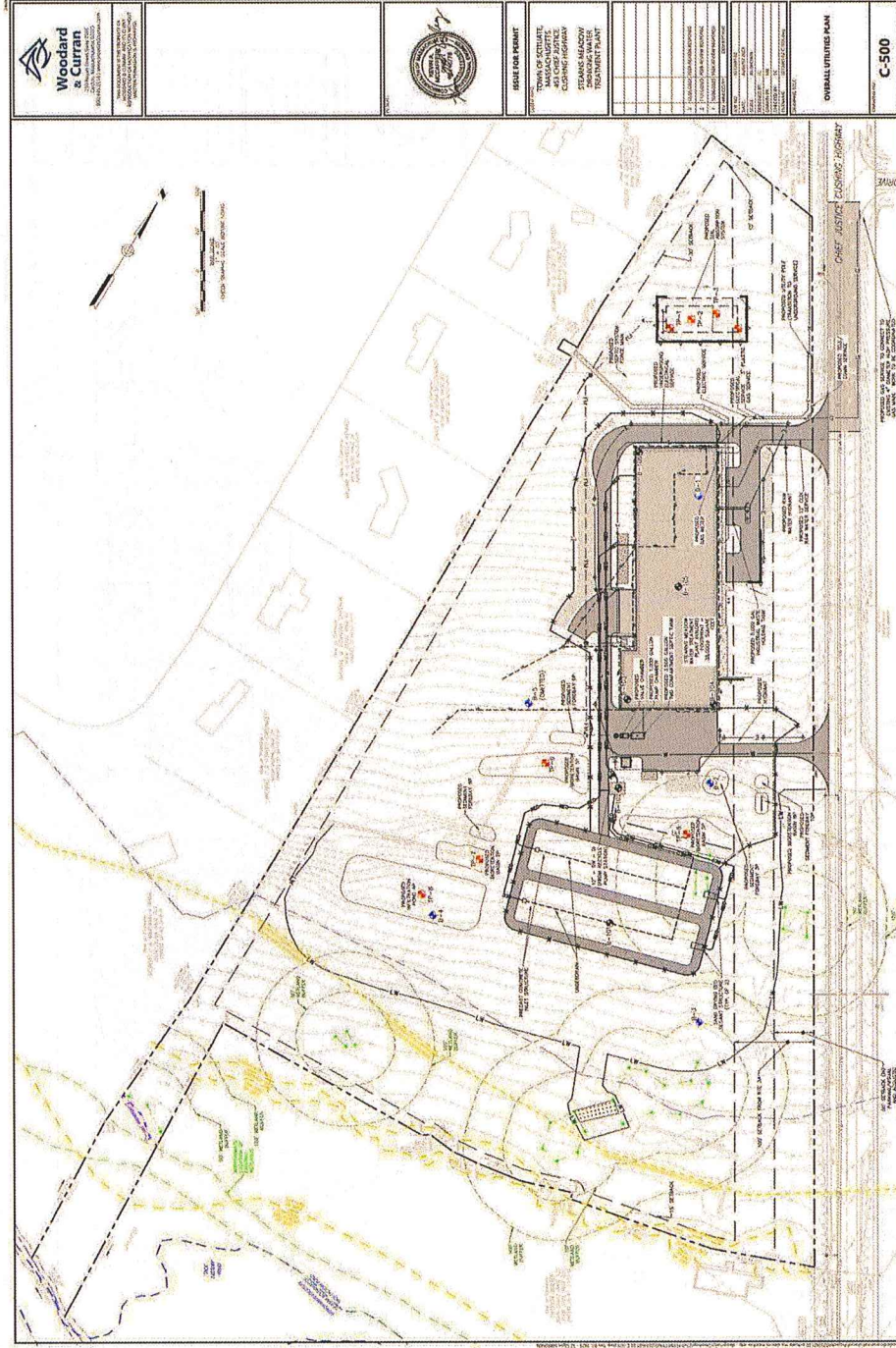
Layout Plan

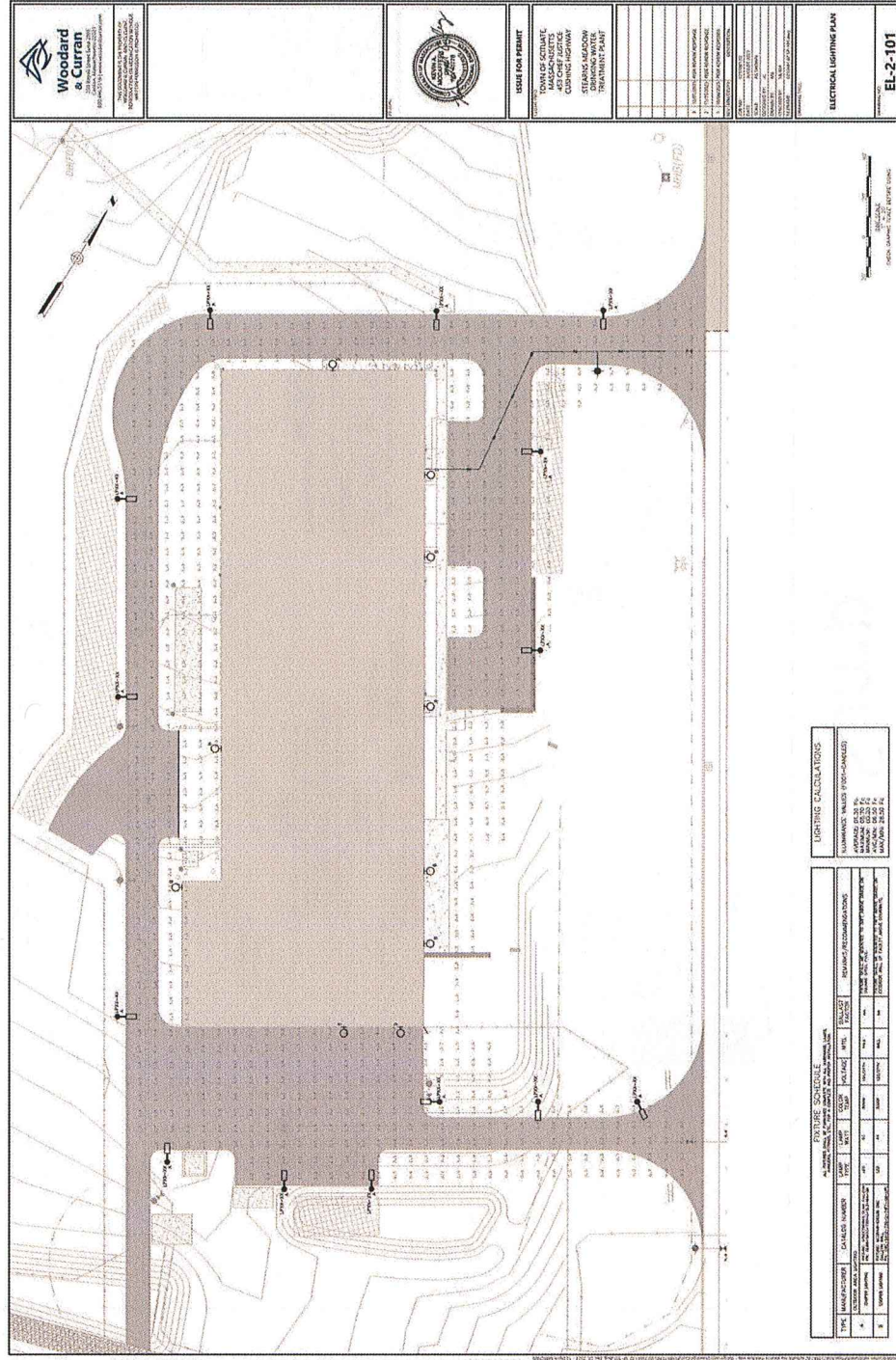


Grading and Drainage Plan



Utilities Plan





Updated Dewatering Sump

