

Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: 2nd Amendment Jun 20, 2018

APPLICANT INFORMATION

Project Sponsor or Organization: Dan Fennelly and Scituate Little League

Contact Name & Address: Dan Fennelly, 10 Highland Crossing, Scituate MA 02066

Telephone Number: 781 544-0222 Email: danfennelly@comcast.net

PROJECT INFORMATION

☒ OPEN SPACE

☒ RECREATION

☐ HISTORIC PRESERVATION

☐ COMMUNITY HOUSING

NAME OF PROJECT: Roach Field Parking Lot

BRIEF DESCRIPTION OF PROJECT: Proposal to refurbish existing parking area and construct additional parking lot (approx 190'x42') with approximately 18 spaces on the grassy area past right field where the existing batting sits at Roach Field . Parking lot would be unpaved (gravel) and have no lights. Original estimates did not include Stormwater and Drainage engineering and delivery. We are asking for additional funds to cover expenses not included in original request. \$89,300 was approved in APRIL 26, 2017 TM. See attached background document and images. See also **DRAFT** Planning Board "Statement of Fact" from June 14, 2018 meeting. The final version coming shortly.

Attach additional pages including summary, budget, estimated timeline and justification of need. (Please see attached)

Project Location or Address: Corner of Beaver Dam Road and Clifton Ave.

Include map, photo and other imagery for ALL category projects.

If Open Space or Community Housing:

Assessor's Map Page, Block & Lot Number: Map 38 – No Parcel ID on GIS

Number of acres in parcel: Unknown

Current Zoning Classification: Unknown

Assessed Value: Unknown

Title in name of: Town of Scituate Title Abstract Date: _____

Number of housing units proposed: Zero (0)

Summarize how this request benefits the Town of Scituate and meets the goals of the Community Preservation Act.

Roach Field currently has 12 parking spaces. Typical events include 25-30 youths plus parents and families.

Parking lot overflows and people park illegally on Beaver Dam Road and surrounding neighborhoods

presenting a hazard to families entering and exiting cars as well as cars exiting field parking.

PERMITS AND APPROVALS

What permits and approvals are required? Have they been obtained or have you filed for them?

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)
Unknown			
Curb cut permit	N		
Sight line documentation			

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings?
(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)

We are asking for additional funds to the funds voted on in the APRIL 26, 2017 town meeting. Original budget for design was \$10-15K. Design low bid was for \$25,500. Stormwater drainage by-laws requirements were not included in original request. We have since found out we WOULD be subject to the Stormwater /Drainage by laws. Planning Board also made some design changes and other conditions with which the new design will comply, but will incur additional costs.

What non-financial support and services are necessary, and how will these be provided?

support from DPW in obtaining proper permits if any and DPW/Merrill to finalize design and issue bid for construction.

FUNDING

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

We are seeking additional funds in the amount of \$ 72,419 to cover estimate . Scituate Little League has graciously donated \$7,500 to the project. We are seeking rest of funding for project from CPC. Total project cost is estimated at \$169,219 which includes Stormwater by-law compliance as well as accessible compliance. Details provided in attached document and allows for a contingency of \$4,500 for unexpected costs.

Proposed Funding

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$ 169,219	\$ 72,419	Scituate Little League	\$ 7,500	N
	*\$89,300	Note-Granted in 2016 TM	\$	Y
			\$	
			\$	
			\$	

*If the request is still outstanding, when do you expect to hear a decision?

OTHER COMMENTS

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

This field has had a parking issue for many years for the youth and families participating in baseball at Roach (Beaver Dam) Field. We feel that this solution has minimal impact on the facility and environment while providing maximum impact on the safety of the participants on the field. This project would also include "fixing" the existing parking lot and providing Handicapped Parking at the facility. Neighbors have also complained for many years about parking on the street during events Sometimes driveways are blocked and only road to 28 houses on Clifton/Thomas is blocked for emergency vehicle access.

By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.

Date: June 22, 2018

Signature: _____



FOR COMMUNITY PRESERVATION COMMITTEE USE

This request received by Scituate CPC on _____

Copies provided to CPC Members on _____

Additional information required: _____

Committee Vote

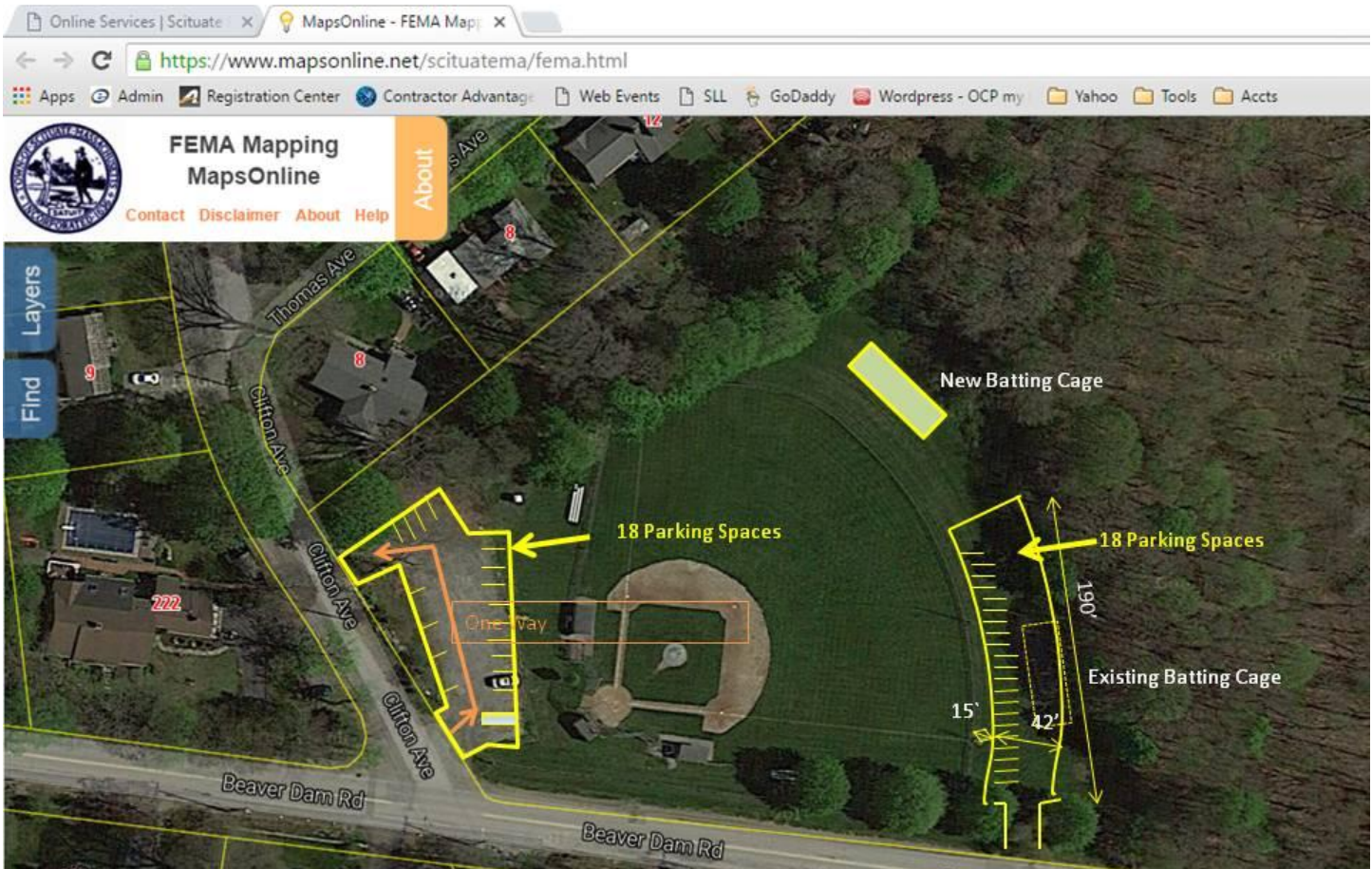
Votes:	Yes / No	Votes: Y/N/Abstain	Date
Recommend to Town Meeting			

Other: _____

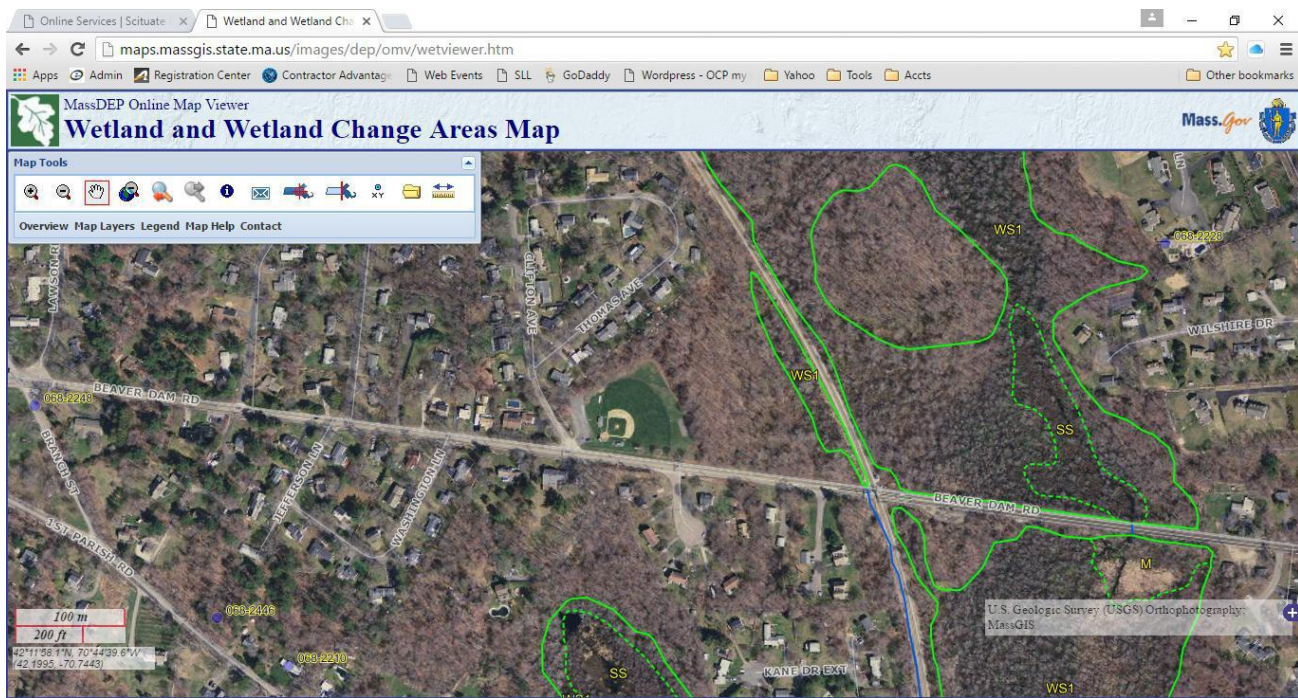
Roach Field Construction Cost Estimate
May 31, 2018

Description	Unit Cost	Unit Type	Estimated Qty.		Item Cost
Mobilization	\$7,500	LS	1	\$	7,500
Slit Sock	\$7.50	LF	1,025	\$	7,688
Construction Entrance	\$2,000.00	LS	2	\$	2,000
Strip and Grub	\$8,000.00	AC	0.21	\$	1,680
Earth Excavate	\$1,800	CY	124	\$	2,232
6"Dense Grade for Parking	\$65.00	CY	351	\$	22,815
Fine Grade and Compact	\$4.00	SY	2108	\$	8,432
Detention Area	\$5.00	SF	8,200	\$	41,000
Trees	\$150.00	EA	3	\$	450
Chain Link Fence Repair	\$15.00	LE	32	\$	480
Outfall Stone	\$350.00	CY	10	\$	3,500
3/4" Stone Diaphragm	\$39.00	CY	376	\$	14,664
Curb stops	\$200.00	EA	38	\$	7,600
Handicap Signs	\$250.00	EA	2	\$	500
Loam & Seed	\$1.00	SF	15,000	\$	15,000
6" Stone Dust Batting Cage	\$39.00	CY	24	\$	936
Stormwater Permit- Amory Engineering	1,242.00		1	\$	1,242
Add'l Signs per PB Meeting	250.00		4	\$	1,000
Subtotal:				\$	138,719
Contingency:				\$	4,500
Total:				\$	143,219
Budget				\$	89,300
SPENT as of				\$	(26,000)
6/20 - Design					
LL Contribution				\$	7,500
Shortage				\$	72,419

Potential New Parking area -
190 ft x 42 ft



Wetland Map of location



Walkway from proposed parking lot to 1st Base Dugout



View toward Gates from proposed parking lot exit (across from Hearthside Court)



View toward railroad tracks from proposed parking lot exit (across from Hearthside Court)



View toward Hearthside Court from proposed parking lot exit



June , 2018

DRAFT

Ms. Kathleen Curran, Town Clerk
600 Chief Justice Cushing Highway
Scituate, MA 02066

**RE: Site Plan Administrative Review
Stormwater Permit
Roach Field
Beaver Dam Road, Scituate**

Dear Ms. Curran,

An application for a Site Plan Administrative Review and a Stormwater Permit for a new gravel parking lot and reconfiguration of the existing parking lot at Roach Field off Beaver Dam Road was submitted on May 9, 2018. The site plan entitled Parking Lot Improvement Plan Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 stamped by Deborah W. Keller of Merrill Engineers and Land Surveyors for the Town of Scituate. The plans were reviewed for stormwater by the Board's consulting engineer, Amory Engineers, P.C.

A public hearing was held on June 14, 2018. A comment from the Traffic Rules and Regulations Committee was received on May 29, 2018. The Committee indicated they support the addition of a parking lot to the east of the field to discourage the practice of motorists parking adjacent to the field along Beaver Dam Road. They indicated that there are adequate sight lines for the new parking lot and the modification of the existing parking lot so that there is only access on Clifton Avenue which improves safety for motorists and pedestrians.

On June 14, 2018, Ann Burbinc, Stephen Pritchard, Chairman, Benjamin Bornstein, William Limbacher and Patricia Lambert being present and voting, voted unanimously to make the following Findings of Fact:

1. The applicant submitted a site plan entitled Parking Lot Improvement Plan Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 stamped by Deborah W. Keller of Merrill Engineers and Land Surveyors for the Town of Scituate.
2. The improvements at Roach Field are funded through the Community Preservation Committee funds approved at the 2017 Annual Town Meeting. This shows community support for the project.
3. Roach Field currently exists off Beaver Dam Road with one gravel parking lot at the corner of Beaver Dam Road and Clifton Avenue. The property is in the Residence R-2 Zoning District.

4. The project proposes construction of a new gravel parking lot to the east of the existing field with eighteen (18) parking spaces and a water quality swale. The existing parking lot at the corner of Beaver Dam Road and Clifton Avenue is being reconfigured to provide one way circulation from Beaver Dam Road through the parking lot so there will be one way egress to Clifton Avenue. Eighteen (18) parking spaces are proposed with a water quality cell. Two accessible parking spaces are proposed in the Clifton Avenue parking area. Circulation between the two parking areas will be on the inside of the existing chain link fence. The batting cage is proposed to be relocated to the north of the new gravel parking area with access outside of the chain link fence area of the existing field.
5. The property at Roach Field is surrounded on three sides by existing residential development. Wetlands and the MBTA right of way are to the east of the site. Existing trees to the north and east will remain providing the adjoining premises with protection against any detrimental or offensive uses of the site. Clifton Avenue and Beaver Dam Road separate the ball field from the other residences. Parking is now proposed in site lots. The site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 Paragraph A.

The Scituate Zoning Bylaw Section 760.6, Table of Minimum Parking Requirements, requires the parking demand for uses not listed the zoning bylaw to be determined by the Planning Board. Twenty (20) new parking spaces have been provided in a new lot. Eighteen (18) parking spaces including two handicap spaces are provided in the reconfigured lot. There were existing twelve (12) parking spaces. Parking appears to be sufficient for the proposed use.

The proposed driveway coming into the new parking lot is 24 feet in width. The reconfigured driveway on Clifton Avenue will be no less than 14 -16 feet at the Beaver Dam entrance and Clifton Avenue coming and going. The parking areas are being constructed to address the existing parking situation of parking on the street. The proposed parking provides off street parking and pedestrian safety.

Sight distances of over 600 feet are provided for the proposed parking lot. The site plan meets the standards for Section 770.6 B. and C. for traffic safety, ease of access, pedestrian safety, minimizing glare of headlights and access for service and emergency vehicles.

6. Existing trash receptacles will remain. Additional trash receptacles will be placed adjacent to the new parking lot. The Town of Scituate will be responsible for waste disposal on a weekly basis at a minimum. An existing fire hydrant is located approximately 100 feet downhill of the proposed new parking lot entrance and there is a water line to the south dugout. 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.
7. The site plan and stormwater report were reviewed by the Board's consulting engineer, of Amory Engineers, P.C. The stormwater system of water quality cells east and west of the

field with crushed stone diaphragms for pretreatment has been designed to improve water quality by providing treatment, storage volume control and minimal infiltration for the rate and volume of runoff for the 2, 10, 25 and 100 year storms to the extent possible. There is a slight increase in the peak rate of runoff for the 25 and 100 year storms to Beaver Dam Road; however there is a slight decrease in volume therefore there will be negligible to no flooding impacts downgradient. Runoff from the new parking area will receive the required 80% Total Suspended Solids (TSS) removal. Runoff from the reconfigured parking area will receive 73% TSS removal which greatly enhances the stormwater treatment from existing conditions. The site plan meets the standard of Scituate Zoning Bylaw Section 770.6 E. and F. for adequacy of stormwater management.

8. The proposed parking lot has been graded to fit into the site to minimize cut and fill and tree clearing. Disturbance of existing trees along the east side of the site has been minimized. There are no wetland resources within 100 feet of the proposed site. A silt sock erosion control barrier will be provided. Three shade trees of a minimum of 2 1/2 " caliper will be provided. No outdoor lighting is proposed. The site plan meets the standards of Scituate Zoning Bylaw Section 770.6 G., H. and I.
9. The parking areas provide safe functional areas for pedestrians on the perimeter of the parking lots and inside a chain link fence area adjacent to Beaver Dam Road. The gravel parking area is suitable for a seasonal recreational use. No bicycle parking is provided. The DPW is responsible for the maintenance of the parking lots. The site plan meets the standards of the Scituate Zoning Bylaw Section 770.6 J.
10. The site plan entitled Roach Field Parking Lot Improvement Plan, Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 by Deborah W. Keller, P.E. of Merrill Engineers and Land Surveyors meets the requirements of the Town of Scituate Zoning Bylaw Section 770.6, Site Plan Review Standards of Review to a degree consistent with reasonable use of the site for the purpose permitted by the regulations of the district in which the land is located.

At the public hearing on June 14, 2018, Ann Burbine, Stephen Pritchard, William Limbacher, Benjamin Bornstein and Patricia Lambert being present and voting, voted unanimously to approve the site plan for Roach Field Parking Lot Improvement Plan, Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 by Deborah W. Keller, P.E. of Merrill Engineers and Land Surveyors subject to the following conditions:

1. The project shall be in accordance with the site plan entitled Roach Field Parking Lot Improvement Plan, Land off Beaver Dam Road, Scituate, MA, dated April 30, 2018 by Deborah W. Keller, P.E. of Merrill Engineers and Land Surveyors for the Town of Scituate. Any further changes from these plans other than to incorporate the conditions below will require approval of the Planning Board.
2. Materials and details of construction shall meet all requirements of the DPW, Board of Health, Fire Department, Conservation Commission, 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 construction.

3. Any plan changes or changes from the proposed materials shall be submitted to the Planning Office to determine if changes are insignificant or require a permit modification approved by the Town Planner or Planning Board. The stormwater management system, grading or parking lot locations shall not be changed without prior written approval of the issuing authority. Failure to obtain written approval is a violation of the town of Scituate Stormwater General Bylaw and subject to fines.
4. The number of parking spaces for a baseball field is not specifically regulated by the Table of Minimum Requirements, Section 760.6 of the Scituate Zoning Bylaw, but is included in "All other uses" in this table subject to determination by the Planning Board. The 36 spaces shown on the plans including two spaces that are ADA/AAB compliant are based on estimated users of the baseball field from the amount of cars parking on the road now. The Planning Board determines the number of parking spaces shown on the plans (36) is adequate for the proposed use. The Applicant should report back to the Planning Board at the end of the first year of operation of the parking lot improvements to determine if parking is acceptable. "No Parking" signs shall be placed along Beaver Dam Road and Clinton Avenue by the ball field in consultation with the Town Planner.
5. Approval of a new curb cut on Beaver Dam Road must be obtained from the Scituate DPW.

Prior to Scheduling the Pre-Construction Conference

6. The following items shall be added to the plans prior to scheduling the pre-construction conference:
 - Seed mixes shall be shown on the plans.
 - A low impact barrier between the parking areas and the stormwater best management practices (BMP) shall be added to the plan to prevent vehicles from driving into the BMPs.
 - Directional signage for the ballfield
 - Material of ADA/AAB parking spots
 - One way circulation coming from Beaver Dam Road through the parking lot and exiting onto Clifton Ave.
7. Prior to scheduling the pre-construction conference:
 - A list of inspections to be provided by the engineering division shall be provided to the Town Planner; A schedule and sequence of construction activities shall be provided to the Town Planner;

Construction

8. A pre-construction conference will be required prior to the start of construction, including a representative of the DPW, the Conservation and Natural Resource Officer, the site contractor and the Town Planner.
9. Any work within the ROW of Beaver Dam Road or Clinton Avenue shall be coordinated with the DPW. The DPW shall be notified prior to the start of work within the either

road ROW. Other than as required by this work, there shall be no parking or idling of vehicles on Beaver Dam Road or Clinton Avenue during construction.

10. Stormwater control measures shall be maintained according to plans and Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan contained in the Stormwater Report submitted for the project. All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place.
11. A crushed stone construction entrance as detailed on the plans shall be required and installed prior to the start of work in any area. Runoff shall be directed to the line of erosion control and not into any street.
12. The Town Planner shall be notified when erosion control measures are in place, when construction begins and when construction is completed. 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 determines that the danger of erosion or sedimentation no longer exists.
13. Construction shall proceed according to the erosion and sedimentation notes.
14. 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/federal holidays.
15. The three proposed trees shall be a minimum of 2 ½" caliper in size.

After Construction

16. 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 days of completion of the work. This plan shall include the construction conditions of the stormwater management system, grading, parking lots and driveways. The As-Built Plan must be found in compliance with the approved permit. All grading and landscaping must be complete prior to the as-built submittal.
17. Underground irrigation systems are prohibited from connecting to the town's water distribution system or in any manner using municipal water. All irrigation systems installed must be supplied by on-site sources at the expense of the property owner, with an equal fine levied on the installer of the system.
18. Stormwater control measures shall be maintained according to plans and Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan contained in the Stormwater Report submitted for the project. All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place. Ongoing parking lot maintenance will be done by the Town of Scituate Department of Public Works.

Very truly yours,

Ann Burbine, Chairman

AB/KJ

cc: Brad Washburn, Planning and Development Director
Deborah Keller, Merrill Engineers and Land Surveyors
Robert Vogel, Building Commissioner
Kevin Cafferty, DPW Director
Sean McCarthy, Town Engineer
Jennifer Keefe, Director of Public Health
Amy Walkey, Conservation & Natural Resources Officer
Planning Board