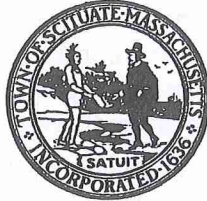


TOWN OF SCITUATE
TOWN CLERK

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600 Chief Justice Cushing Hwy
Scituate, Massachusetts 02066
Phone: 781-545-8730
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Planning Board

July 17, 2019

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

RE: Approval of Site Plan Administrative Review – Well 17A, Tack Factory Pond Drive

Dear Ms. Gardner,

An application for a Site Plan Administrative Review for Well 17A Water Treatment Plant Project was submitted on January 29, 2019. The site plan was entitled Scituate Massachusetts Well 17A Water Treatment Plant, Site Plan Review package by Tighe and Bond stamped by Jean E. Christy and John N. McClellan. The plans were reviewed for stormwater by the Conservation Commission's consulting engineer, Deborah W. Keller, P.E. of Merrill Associates, Inc.

Two public meetings were held on May 23, 2019 and July 11, 2019. The DPW held two meetings with abutters, outside of the Planning Board process, in response to their concerns over the siting of the facility. At the second DPW meeting, alternative site layouts were discussed with the option shown on the May, June and July 2019 plans as the preferred option. The Deputy Fire Chief provided comments indicating a paved drive of a maximum grade of 8% with a hammerhead is sufficient for turnaround, one hydrant is available and the plan is acceptable. The Conservation Commission is reviewing a Notice of Intent and Stormwater Permit for the project due to its location to several resource areas. No other departments commented on the Site Plan Review application.

Several abutters expressed concern regarding the project at the public meeting on May 23, 2019. Gregory Morse, P.E., of 167 Tack Factory Pond Drive, expressed concern on landscaping and providing deer tolerant species, the location of the facility and the stormwater components and their design, cut and fill, construction times and hauling of materials, lighting and the driveway

intersection with Tack Factory Pond Drive. Becky Malamut of the Water Resources Committee asked about impervious surface cover, manganese in the backwash storage tanks and the non-disturbance buffer to Tack Factory Pond. Paul and Terri Stutzman, as abutters at 110 Tack Factory Pond Drive, expressed concern about the location of the facility and the impacts to their property and property value via email. Ms. Stutzman said she was concerned about the angle of the driveway as the children in the neighborhood don't use the sidewalks. Steve Delgrosso of 77 Tack Factory Pond Drive opined that if a smaller design vehicle was used instead of a WB 50 trailer truck there would be better access to the road. Mr. Strutzman asked about an application filed with the Executive Office of Energy and Environmental Affairs for a water transmission line from Well 17A to the reservoir and asked if that is still an alternative to improvements at Well 17A.

In email correspondence, the DPW Director, Kevin Cafferty, indicated the transmission line is not an alternative to the proposed improvements at Well 17A, but an option to divert water to the reservoir in off seasons when Well 17A is not needed. The Well 17A green sand filter will process water that will go directly to the system as an additional source of water.

At the July 11, 2019 public meeting session, the applicant and his engineer presented changes made to the plans and answered questions from the Board resulting in conditions relating to chemical deliveries, additional screening and the transformer and generator. The Board summarized that the location of the building and access drive was a compromise and was the best solution in terms of spill response, environmental concerns and site impacts.

On July 11, 2019, Gregory Morse indicated he realized the project was going to happen, but asked that the building be pushed back further away from the residential dwellings so it would be the least intrusive to the neighborhood. He said he still had concerns with the location of the access road and would like to see it relocated to be nearer the existing access to minimize traffic concerns. He asked that he project scope include repaving of Tack Factory pond Drive as the water line trench from several years ago had settled, catch basins have settled and there will be heavy truck traffic with construction. Steve Delgrosso said that he does not object to the project, but wants consideration for the neighborhood.

At the final public meeting on July 11, 2019, Ann Burbine, Chairman, Stephen Pritchard, Patricia Lambert, William Limbacher and Benjamin Bornstein being present and voting, the Planning Board voted unanimously to make the following Findings of Fact:

1. The applicant submitted a site plan entitled Scituate Massachusetts Well 17A Water Treatment Plant, Site Plan Review package dated January 2019 with revisions through July 2019 by Tighe & Bond stamped by Jean E. Christy and John N. McClellan Registered Professional Engineers.
2. Town meeting voted for upgrades to Well # 17A on April 14, 2016. The engineering contract was awarded 1/31/2017. On April 8, 2019, Town Meeting authorized the Treasurer, with approval of the Board of Selectmen, to borrow \$8,000,000 for the purposes of engineering and construction of a green sand filter and SCADA for Well #17A.
3. The property currently has a gravel access road and well 17A is located on the property. The site is located in the Residence R-1 zoning district, the Water Resource Protection District and its Zone II sub district.
4. According to the elevations and site plan, the height of the water treatment plant will be 20'-3" to the eave. This is lower than 35' and meets the height requirements for a residential building, and also meets the required front, side and rear setbacks for the Residence district.
5. The property off of Tack Factory Pond Drive has single family residences to the south and east is further surrounded by vacant forested land to the north, immediate east and west owned by the Town of Scituate. The proposed water treatment building has been pushed north as far as

possible away from neighboring homes to the south minimizing impacts to wetland resource areas. A row of evergreens 10-12 feet in height will be located to the south of the water treatment plant outside the fence and on a portion of the southwest side of the access road. The Board opines that adjoining premises will be protected 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.

6. The number of parking spaces for a municipal well water treatment plant 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 three spaces shown on the plans include one handicap accessible space and two other spaces which include one employee space and one visitor space. The parking spaces will allow for DPW staff to access the building on a daily basis for water quality and equipment monitoring and for occasional visits by service technicians or other authorized visitors on an as-needed basis. Parking appears to be sufficient for the proposed use.

Site traffic will consist of a daily check by DPW staff for monitoring water quality and equipment and occasional visits by service technicians or authorized visitors. Under current contracts, deliveries of two liquid and two powder chemicals occur each month.

The 16 foot wide asphalt driveway with berm on the southwest side is designed around a WB-50 design vehicle so that equipment maintenance, replacement and servicing can occur along with equipment and material deliveries. A guardrail will be located along the northeast side of the road to account for the steep grade. The driveway is similar in width to other residential driveways in the area.

The driveway entrance is designed for a vehicle to enter the site in a generally straight alignment minimizing the curb opening.

Pedestrians are not anticipated to be crossing in front of the driveway as the sidewalk is located on the other side of the road.

Vehicle headlight glare is expected to be minimized as deliveries and DPW staff visits are only anticipated during daylight hours except for emergencies.

The driveway layout provides access for emergency vehicles while minimizing unsafe conditions for oncoming eastbound traffic in the designer's opinion.

The Planning Board opines that the site plan meets the standard of review of Scituate Zoning Bylaw Section 770.6 B. and C. for traffic safety, ease of access, pedestrian safety, minimizing glare and access for service and emergency vehicles.

7. There are no sanitary facilities on-site and thus no sewage disposal system as there are no full time employees on-site. Waste from the site consists of treatment of residuals (particulate iron and manganese) and will be pumped into the sewer during off-peak hours. There is an existing hydrant on-site by the well. The plans have also been reviewed by the DPW Water Division. 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.
8. The site plan and stormwater report were reviewed by the Conservation Commission's consulting engineer, Deborah W. Keller, P.E. of Merrill Engineers and Land Surveyors. The plans are modified in response to the comments; it is anticipated there will be no increase in rate or volume of runoff for the proposed site and water quality standards and Water Resource

Protection District requirements will be met. The site is in the Water Resource Protection District and Zone II to a public well. The stormwater system has been designed to improve water quality by reducing total suspended solids by at least 90%, treating one inch of runoff and having a three foot separation from the bottom of the infiltration basin to the estimated seasonal high ground water as required by the Zoning Bylaw. The majority of the stormwater from the new access drive and water treatment plant area will be directed to the low point in the access drive then directed to the proposed infiltration basin with a sedimentation forebay to remove solids. There will be an isolation valve that can be closed as a spill control measure. The applicant is willing to accept conditions to protect groundwater quality related to the storage of salt, chemical de-icing compounds, and petroleum products, and a prohibition on vehicle washing on the site. The site plan meets the standard of Scituate Zoning Bylaw Section 770.6 E. and F. for adequacy of stormwater management and control of toxic and hazardous materials in the Zone II subdistrict and Water Resource Protection District.

9. Cut and fill has been minimized by limiting the embankment height along the access road and having the lowest possible finished floor elevation. Clearing has been minimized and erosion control blankets will be used on 3:1 slopes or steeper for stabilization. An erosion and sedimentation control plan will be used, soil will be re-used on the site in the vegetated slope. The site plan meets the standards of Scituate Zoning Bylaw Section 770.6 G., H. and I.
10. As the parking area contains less than ten spaces, shade trees are not necessary. Outdoor lighting is no higher than 16 feet above the ground and is directed to shed light to the northern building entrance and will be cast downward minimize glare and light spillover. No pedestrian or bicycle trips are anticipated. Barbed wire chain link fence is used for protection of the water supply elements. The site plan meets the standards of Scituate Zoning Bylaw Section 770.6 I and J.

The site plan entitled Scituate Massachusetts Well 17A Water Treatment Plant, Site Plan Review package dated January 2019 with revisions through June 2019 by Tighe & Bond 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.

At the public meeting on July 11, 2019, Ann Burbine, Chairman, Stephen Pritchard, Patricia Lambert, William Limbacher and Benjamin Bornstein being present and voting, the Planning Board voted unanimously to approve the site plan for the Well 17A Water Treatment Plant subject to the following conditions:

1. The site plan entitled Scituate Massachusetts Well 17A Water Treatment Plant, Site Plan Review package dated January 2019 with revisions through July 2019 by Tighe & Bond for expansion of the Well 17A Water Treatment Plan is approved except that it may be modified if changes are necessary to meet the conditions below.
2. Six reduced sets of 11 x 17 prints and pdf's shall be provided to the Planning Board prior to the pre-construction conference for distribution to Town departments and for the files.
3. The building shall meet all pertinent requirements of the Massachusetts state building code.
4. Materials and details of construction shall meet all pertinent 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.

5. The number of parking spaces for a municipal well water treatment plant 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 three spaces shown on the plans include one handicap accessible space and two other spaces including one for an employee and visitor. The parking spaces will allow for DPW staff to access the building on a daily basis for water quality and equipment monitoring and for occasional visits by service technicians or other authorized visitors on an as-needed basis.
6. The grade of the access driveway shall not exceed 8%. Maintenance of the access drive and entry area to maintain sight distance shall be the responsibility of the applicant.
7. Gasoline, oil and chemical abrasives shall not be stored on-site. No road salt shall be used or stored on-site. No vehicle washing shall occur onsite.
8. Delivery of chemicals to the site shall be scheduled mid-day weekdays and such unloading of chemicals shall be done in the accompaniment of a Town employee familiar with procedures on spill containment requirements and emergency response.
9. The back-up generator shall be run mid- morning during off peak (weekday) hours.
10. A dry transformer shall be used. If a wet transformer is required, the applicant and its consulting engineer shall report back to the Planning Board.
11. The applicant will provide additional screening on the slope of the access road (south side). The Town Planner to review and approve the location.
12. A test pit within the limits of the infiltration basin to verify there is 3' of separation from the bottom of the basin to maximum groundwater level shall be done prior to construction. Test pits results to be provided to the Town Planner.
13. In an emergency, no reasonable access shall be denied to the existing access road.

Construction

14. A pre-construction conference will be required prior to the start of construction including a representative of the DPW, the site contractor and the Town Planner and Conservation and Natural Resource Officer.
15. Prior to scheduling the pre-construction conference, 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 and SWPPP shall be provided to the Town Planner for review and approval prior to construction.
16. All work within the Right of Way of Tack Factory Pond Drive shall be coordinated with the DPW. The DPW shall be notified prior to the start of work within the ROW of Tack Factory Pond Drive. Other than as required by this work, there shall be no parking or idling of vehicles on Tack Factory Pond Drive during construction.
17. Stormwater control measures shall be maintained according to the Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan submitted for the project and

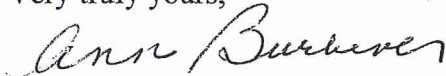
the Storm Water Pollution Prevention Plan (SWPPP). All clearing and earth moving operations shall only occur while erosion and sedimentation control measures are in place.

18. A crushed stone construction entrance as detailed on the plans shall be required and installed prior to the start of work. Water and sediment cannot be discharged into the infiltration basin until the site is fully stabilized.
19. The Town Planner is to 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 and/or Conservation Agent determines that the danger of erosion or sedimentation no longer exists.
20. Construction shall proceed according to the construction phasing plans.
21. 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.

After Construction

22. 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, utilities, grading, building, site amenities and driveways. The As-Built Plan must be submitted prior to obtaining a Certificate of Occupancy and such plans must be found in compliance with the approved permit. All grading and landscaping must be complete prior to the as-built submittal.

Very truly yours,



Ann Burbine, Chairman

AB/kj

cc: James Boudreau, Town Administrator
Kevin Cafferty, DPW Director
Sean Anderson, Water Superintendent
Ryan Pavlika, Tighe and Bond
John McClellan, Tighe and Bond
Mike Schrader, Tighe and Bond
Robert Vogel, Building Commissioner
Amy Walkey, Conservation & Natural Resources Officer
Planning Board