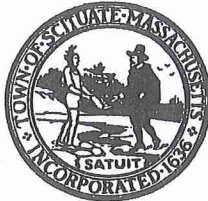


TOWN OF SCITUATE
TOWN CLERK

2019 SEP 18 PM 2:28

RECEIVED

TOWN OF SCITUATE



600 Chief Justice Cushing Hwy
Scituate, Massachusetts 02066
Phone: 781-545-8730
FAX: 781-545-8704

Planning Board

September 18, 2019

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

**RE: Site Plan Administrative Review, Stormwater Permit and Scenic Road Public Hearings –
Senior Center**

327 First Parish Road

Dear Ms. Gardner,

An application for a Site Plan Administrative Review for a new Senior Center was submitted on May 23, 2019 by the Town of Scituate through its Council on Aging (the "Applicant") and filed with the Town Clerk on June 4, 2019. The architectural and site plan was entitled Scituate Senior Center, 327 First Parish Road, Scituate, MA 02066 by Bargmann Hendrie + Archetype, Inc. The plans were appropriately stamped for their respective professions of architect, civil engineer, land surveyor and landscape architect registered professionals. The site plans and traffic study were respectively reviewed by the Town's consulting engineers of Peter Palmieri, P.E. of Merrill Engineers and Land Surveyors and their traffic consultant Jeffrey S. Dirk, P.E., PTOE of Vanasse & Associates, Inc.

Three public hearing were held on the project. The first one on June 27, 2019 was immediately continued without any discussion due to a defect in abutter notification by the Applicant. A second one was held on August 8, 2019. A third public meeting was held on September 12, 2019. An informal discussion on the Senior Center was held with the Planning Board on April 25, 2019. At that time the Board and abutters expressed concerns of traffic flow, access from First Parish Road, parking, that the middle portion of the former B wing of Gates School was not considered in the plans, connectivity and the emergency generator and transformer. The Design Review Committee

("DRC") met on May 7, 2019 for an informal discussion of the project. They also met on July 9, 2019 and their draft meeting minutes provide their recommendation to the Planning Board for the project. The Traffic Rules and Regulations Committee ("TRRC") met on May 28, 2019 and provided the following recommendations to the Planning Board: i) The Senior Center project will be expected to bring more vehicular and pedestrian traffic to the Cudworth/Beaver Dam/First Parish Road intersection; ii) In addition the profile of the vehicular traffic and pedestrian will transition from a school to a Council on Aging facility; iii) The Cudworth intersection experiences frequent traffic accidents due to poor sight lines and confusing stop bars and the speed of traffic flowing easterly to the Harbor; iv) The TRRC recommends the Town begin a traffic study to explore options and implement improvements to the intersection. The TRRC also recommended a traffic calming table and Rectangular Rapid Flashing Crosswalk Beacons at the crosswalk to protect pedestrian crossing First Parish Road. The TRRC also recommends the crosswalk connect to a new sidewalk constructed along the northerly side of First Parish from the crosswalk to Central Park Drive to provide safe pedestrian connectivity to the Central Park housing, ball fields and Library. The DPW Sewer Division commented with several conditions that will be required to be met to connect to sewer for the project. The Fire Department and DPW Water Division provided comments that were addressed in the revised drawings.

Several abutters expressed concern regarding the project at the public hearing on August 8, 2019. Comments were related to connectivity of the Senior Center to Central Park and other adjacent land uses, traffic, parking, the use of Gates B wing, not having the project be held up because a use for the Gates B wing is known, sight distance and not delaying the project.

Several abutters provided written comments for the August 8 and September 12 hearing sessions. Comments included raising the height of the privacy fence by 2' from 6' to 8', not having light shine onto abutting properties, security cameras not operating beyond the height of the fence, providing crosswalks for pedestrian safety, parking and traffic and sight distance. At the September 12 hearing session, Jim Hunt asked if the emergency generator enclosure was exempt from the front yard setback. The architectural team opined it was as it was not connected to the building. He also asked if the recommendation from Vanasse that the departments coordinate parking was incorporated into the conditions. It was indicated it was. Steve Litchfield asked if there could be additional access to the Cudworth House. The Applicant indicated that the Historical people had previously signed off on the plan so it would not be possible. Andrea Hunt asked if the Fire Department mobility would be impacted by closing the existing driveway with the rocks from the existing wall. The Applicant indicated that the Fire Department had signed off. Emilie Green indicated that the statement made by the architect regarding a structure where C wing currently stands was incorrect as there was never another building there.

At the September 12, 2019 public hearing session, the Applicant and his architect presented changes made to the plans and answered questions from the Board resulting in conditions relating to the project. The Board summarized that the location of the building and drive was a compromise and was, within the context of the construction of a Senior Center in the absence of a comprehensive site 'campus' long range plan, a reasonable solution when considering the environmental concerns and site impacts for only the Senior Center.

At the final public hearing on September 12, 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 Town of Scituate (The "Applicant") submitted on May 23, 2019 and duly filed with the Town Clerk on June 4, 2019 an architectural and a site plan package entitled Scituate Senior Center, 327 First Parish Road, Scituate, MA 02066 by Bargmann Hendrie + Archetype, Inc. Appropriate professionals stamped the drawings.

2. A Special Town Meeting on May 13, 2019, voted to appropriate the sum of \$12,232,450.00 to demolish Section C of the old Gates School, design, construct and furnish a new senior center on the property of the old Gates School and design, renovate and furnish the Veterans Memorial Gym. A vote was taken on May 18, 2019 at the Annual Town Election on May 18, 2019 for a Debt Exclusion Override for the Senior Center which passed by a vote of 1896 to 1726. A recount of the Question 1 – Debt Exclusion of May 18, 2019 Annual Town Election Vote was held on June 20, 2019 where the results were reaffirmed. The Town supported the funding of the project as evidenced in the votes above.
3. The site consists of a total area of 11.49 acres and is located at the intersection of First Parish Road and Cudworth Road. The site is located in the Residence R-2 zoning district and the westerly portion of the site is in the Water Resource Protection District. The property currently is occupied by the former Lester Gates Middle School. The Veterans Memorial Gym and a portion of the former school building are occupied by the Scituate Recreation Department. The Cudworth House and barn are located in the northeast corner of the site. Tennis courts, a track with grass area, baseball field and the Scituate Historical Society Little Red School House are located behind the existing school at the south of the site. According to the Applicant, 90 parking spaces exist on site now.
4. According to the elevations and site plan, the height of the proposed senior center will be 35' at the tallest roof at the brick portion of the building calculated to the midpoint of the slope. This is at the maximum limit of the bylaw requirement of 35' and meets the height requirements for a residential district and also meets the required front, side and rear setbacks for the Residence district as conditioned.
5. 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 First Parish Road has single family residences to the west of the site, a church with a pre-school and residences directly to the north, the Town Common and a playing field to the east and residences beyond the property to the south. Central Park field and housing, the Lawson Tower and the Scituate Town Library are further off behind the church. The proposed senior center building will be located to the northeast corner of the property where the old C wing of the Gates school stands. The entry drive comes in to the site from First Parish Road along with a walk and evergreen and deciduous screening and a privacy fence on the site providing a screen adjacent to the residences to the west. The Applicant opines the proposed use is compatible with other uses in the area. 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.

6. 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 Pare Corporation ("Pare"), to prepare a Traffic Assessment for the Scituate Senior Center. The Board, through its engineering peer review consultant Merrill Engineers and Land Surveyors, engaged Vanasse & Associates, Inc. ("VAI") to evaluate the adequacy and accuracy of Pare's methodology, data, findings and conclusions. VAI submitted detailed written comments to the Planning Board. In response to these comments, the Applicant and Pare provided responses. VAI indicated that additional materials were needed in support of

the project. The Applicant and Pare collected additional data and prepared revised reports where requested and updated the site plans. After further review by VAI, the Applicant was determined to have adequately addressed VAI's comments and recommendations with the Board's conditions. The Board determines that the proposed Project, as conditioned, provides for traffic safety and eases of access at the street and access driveways and times of peak flow traffic, concurs with the identified sight line limitations 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 in intersections within relevant proximity to the proposed Project.

7. 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 senior center 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 Bylaw Minimum Parking Requirements requires one parking space for every three occupants as determined by the State Building Code for places of public assembly. It requires 1 space per 300 sq. ft. for professional or other office and 1 space per 200 sq. ft. for educational exempt uses. The Applicant indicates that there is 6,100 sq. ft. for assembly with 221 occupants requiring 74 spaces by the Bylaw. The Applicant indicates there is 2,065 sq. ft. of professional office requiring 7 spaces and 2,090 sq. ft. of educational space requiring 10 spaces per the bylaw for a total of 91. Only 70 have been provided for the Senior Center. The Applicant suggests that peak occupancy for a special event would be 170 patrons with full programming for other events not overlapping. Referencing the table in Section 760, one space per three occupants would be required. This would amount to 57 required parking spaces. The Applicant's traffic engineer suggests that parking be between 1 space per 200 sq. ft. of gross floor area and one space per 105 sq. ft. of gross floor area amounting to 78 to 105 spaces. The Applicant has indicated that with the ability to have shared parking on site and proximity to other compatible uses that 70 spaces are provided based on the recommendations of their project traffic engineer. The Applicant stated that they have not done any long term planning for the integrated use of the site and, in particular, for the simultaneous future use of the Building B wing, the Senior Center and the Recreation Department, and therefore have not anticipated or included any parking for the use of Building B. The Applicant stated that any future usage of Building B will necessitate the use of either the tennis courts and/or the athletic field for additional parking. The Planning Board finds that the proposed parking of 70 spaces plus future expansion parking can be supported by the Zoning Bylaw as conditioned and appears to be sufficient for the proposed use as conditioned.

The Applicant indicates there are 90 existing parking spaces on site and there will be 148 total parking spaces after the 70 spaces for the Senior Center are built. In the existing condition, the Applicant indicated there were 37 spaces in the North parking lot for Recreation. This has been diminished to 23 spaces in the redesigned and relocated north parking lot. There is a reduction in parking by 12 spaces that were existing for the Recreation Center and Veterans Memorial Gym.

The privacy fencing to the west of the site minimizes headlight glare to the extent possible.

The Fire Department has determined that width and road composition of the fire department

access roads, which consist of roadways, parking lot lanes and fire lanes are acceptable.

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.

8. 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 DPW Sewer Division has commented on the project and the responses from the Applicant are adequate to address sewage disposal. A dumpster area is provided to the rear of the proposed parking area. The plans have also been reviewed by the DPW Water Division and their comments have been addressed. The Fire Department has been assured that there is a hydrant located in front of the building that will be within 100 feet of the Fire Department Connection for the sprinkler and a fire pump has been included in the plans. 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.

9. 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, Peter G. Palmieri, 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. Water Resource Protection District requirements will be met with recharge of precipitation to the groundwater as Stormwater Management is met and water quality will be improved by reducing total suspended solids ("TSS") by at least 90% as required by the Zoning Bylaw. Standards for the DEP Stormwater Management Handbook have been met. The first snow storage area is to the south of the proposed parking lot where an extension of the future lot is proposed. A second snow storage area is shown to the north of the parking lot north of the gym. This snow storage is above the underground drainage infiltration system. The proposed drainage systems include deep sump catch basins and proprietary oil/grit separators. These BMP's will provide pretreatment of runoff and capture of oils and sediments.

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 indicates 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.

10. 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 western portion of the 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 recharge basins. There is an Emergency Spill Cleanup Plan that is updated for the site and will be attached to this decision that the Applicant will be responsible for ensuring that the operator of the system will comply with the plan. 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.

11. 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 proposed grading on the site is similar to the existing topography. Cut and fill has been minimized to the extent possible. Approximately 5 existing trees in the front of the existing Gates School are proposed to be removed for the project. A majority of the existing trees in the front of Gates will remain and be protected during construction. +/- 70 linear feet of stone wall along the frontage of the property on First Parish Road will be removed for the Senior Center Driveway. This stone wall removal was approved by the Planning Board after a Scenic Road Hearing. The stones from the stone wall will be reused for the wall around the generator and for closing off the existing driveway. An erosion and sedimentation control plan will be used and an EPA NPDES Construction General Permit and associated Stormwater Pollution Prevention Plan will also be required. The Site Plan meets the standard of Scituate Zoning Bylaw Section 770.6 G.

12. 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 the First Parish Unitarian Universalist Church, Lawson Tower, Cudworth House and barn and the Town common are preserved.

13. 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: The parking area to the west will be buffered with a mixture of evergreen and deciduous trees with some native varieties. A proposed 6' hollow PVC vinyl privacy fence is also located by the west property line. There is an existing chain link fence that will be maintained on the southwest property line where the new privacy fence ends. The parking area to the north is not buffered. The parking area to the north is proposed to be planted with one shade tree per 10

spaces within 10' of the proposed parking. The parking area for the Senior Center is proposed to be planted with one shade tree per 10 spaces. The dumpster is located to the rear of the parking area for the Senior Center with fencing at the outside edge of the pavement. It is buffered from residentially owned or zoned areas. Outdoor lighting is proposed that will be LED down lighting that will be installed 20' above the ground and there will be bollard lights as well. The requirements of the Bylaw Section 770.6 I have substantially been met.

14. 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: The Board finds that there is safe, functional, and convenient on-site walkways for the proposed Senior Center and a drop off/pick up spot for the GATRA bus service. There are two bicycle racks provided – one by the recreation center entrance and one by the Senior Center entrances. The proposed Project connects to a public sidewalk west of the project. The limit of work does not provide for any off-site pedestrian access to the proposed Project. No new connections are proposed to the north and east as there are existing sidewalks and cross walks located along First Parish Road and Beaver Dam Road at the intersection with Cudworth Road. The requirements of the Bylaw have been met as conditioned.

The site plan entitled Scituate Senior Center, 327 First Parish Road, Scituate, MA 02066 by Bargmann Hendrie + Archetype, Inc. dated May 2019 with revisions through August 31, 2019 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 continued public hearing on September 12, 2019, Ann Burbine, Chairman, Stephen Pritchard, Patricia Lambert, William Limbacher and Benjamin Bornstein being present and voting, the Planning Board voted by a vote of 3 for to 2 against to approve the site plan for the Scituate Senior Center at 327 First Parish Road subject to the following conditions:

1. The site plan entitled Scituate Senior Center, 327 First Parish Road, Scituate, MA 02066 by Bargmann Hendrie + Archetype, Inc. Scituate Massachusetts dated May 20, 2019 with revisions through August 31, 2019 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 of the most current plans 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, 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 construction.
5. See separate Certificate of Action for Scenic Road approval.
6. No new 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.

Utilities, Parking, Traffic and Erosion Control

7. All proposed sewer manhole structures shall be furnished with water tight frames and covers. The Town of Scituate shall replace all existing sewer manholes within the property with watertight frames and covers prior to any additional redevelopment on the property as only the new sewer manholes are included in this condition.
8. Existing sewer connection for the building to be demolished shall be abandoned and/or capped to prevent any inflow into the remaining portion of the existing lines.
9. External cleanouts are required on all new sewer lines.
10. The grease trap for the new building shall be updated to include a two-section grease trap containing an inner baffle wall for better separation of grease and water. The grease trap shall be pumped out on a regular basis as the Scituate Waste Water Treatment Plant (WWTP) does not accept grease loads and a disposal service/schedule will need to be arranged.
11. Disruption to the existing sewer line shall be avoided and any cross connections between drain and sewer, in cases where cross connections are found, shall be disconnected from the sewer system.
12. A copy of the Sewer Permit and Curb Cut Permit shall be provided to the Planning Department prior to scheduling the preconstruction conference.
13. All existing catch basins within the limit of work shall be equipped with gas traps.
14. Overflows from the subsurface stormwater infiltration systems will discharge into the Town drainage system located on First Parish Road and Cudworth Road. The Scituate DPW shall provide written approval to the Town Planner that this is acceptable prior to scheduling the preconstruction conference.
15. All drainage elevations shall be shown on the plan views prior to construction scheduling the preconstruction conference.
16. In order to minimize conflicts with the Recreation Center and use of the playing fields and track, the programming of events at the Senior Center shall be coordinated with the Recreation Department and field use schedule. Coordination of the programming of events at the Senior Center will serve to manage the traffic and parking demands of the new use so as to utilize the parking supply and minimize conflicts within the Gates Campus and adjacent roadway network. Avoidance of peak traffic volume hours for the Senior Center, with operation hours primarily between 8:30 am to 4:30 pm, will minimize the impact of the project and allow for efficient use of the parking supply. The Applicant shall report back to the Planning Board on how the programming shall occur.
17. The Applicant shall submit to the Board for review a parking monitoring plan for the first 6 months of full operation of the Senior Center at least 6 months prior to the expected issuance of a Certificate of Occupancy. The Applicant shall implement the monitoring plan as approved by the Board. Following the delivery of the monitoring plan final report, the Planning Board will then determine whether the existing parking is adequate for the Senior Center and shall, if necessary, direct the Applicant to construct the additional 16 parking spaces (or more if

necessary) in the area of future overflow parking. The expanded parking shall be subject to the same conditions as the primary parking and a new snow storage area shall be developed.

18. It is recommended that the Town shall install a radar speed feedback sign on First Parish Road east of the project site as an interim measure and the Planning Board be informed that it is complete and the Town shall undertake a speed zone study for this section of First Parish Road following MassDOT procedures for speed zoning on a municipal road in order to support a reduction in the posted speed limit in this area with consideration of the construction of the Senior Center. This study shall be done prior to any additional redevelopment of the Gates Campus.
19. The Applicant shall if possible install a new ADA crosswalk constructed along the northerly side of First Parish Road from the crosswalk to Central Park Drive for connectivity for the Gates Campus prior to any additional redevelopment of the Gates Campus. The Board shall be informed if it is not possible.
20. It is recommended to the Board of Selectmen that Cudworth Road is converted to a one-way street so that parking is available for the Gates Campus.
21. 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.
22. Two signs shall be installed for the fire department vehicle access demarcating emergency vehicle access only.
23. 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 Permit.
24. Any security cameras used on the outside of the property shall not view or record above the privacy fence. The privacy fence shall be 8 ft. in height.
25. The lighting in the parking lot shall be programmable as to on-off and intensity. All lights shall be no higher than 20 feet and shall shine downward and toward the Senior Center. The lights shall be designed to turn off at night (with occupancy sensors to turn the lights at low power level if there is motion in the parking lot). Lighting must also be located in the future parking area and back parking area.
26. The normal operating hours of the Senior Center shall be 8:30 to 4:30 Monday through Friday. Hours of operation of the Senior Center shall not extend beyond 9:00 pm unless there is a special event which must be permitted for.
27. The Applicant shall design the emergency generator acoustic enclosure so as to limit noise emissions to 65 dBA at 7 meters. The Applicant shall submit a report on the noise level to the Board and go before the ZBA in necessary for the setback.
28. The Applicant shall not use Building B for any uses without a duly filed application in accordance with the Zoning Bylaws, which review shall include a comprehensive integrated review of the site and impacts thereof.

Construction

29. A pre-construction conference will be required prior to the start of construction which conference shall include a representative of the DPW, the site contractor, Owners 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.

30. Prior to scheduling the pre-construction conference, a commitment to cover funding for inspections by the consulting engineer for stormwater 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 and SWPPP shall be provided to the Town Planner for review and approval prior to scheduling the preconstruction conference.
31. All work within the Right of Way ("ROW") of First Parish Road and Cudworth Road shall be coordinated with the DPW. The DPW shall be notified prior to the start of work within the ROW of First Parish Road and Cudworth Road. Other than as required by the necessary work in the ROW, there shall be no parking or idling of vehicles on First Parish Road and Cudworth Road during construction.
32. Stormwater control measures shall be maintained by the Applicant 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.
33. A crushed stone construction entrance as detailed on the plans is required and shall be installed prior to the start of work. Water and sediment shall not be discharged into the infiltration basin until the site is fully stabilized.
34. 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, as necessary, the Conservation Agent determines that the danger of erosion or sedimentation no longer exists.
35. Construction shall proceed according to the construction phasing plans.
36. 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. The Applicant shall manage construction lights so they shall not be a nuisance to the neighbors.
37. The Applicant shall maintain a pedestrian access path to the tennis courts and fields from First Parish Road during construction.

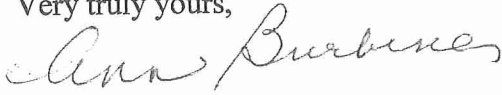
After Construction

38. 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 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.

39. 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.

Very truly yours,

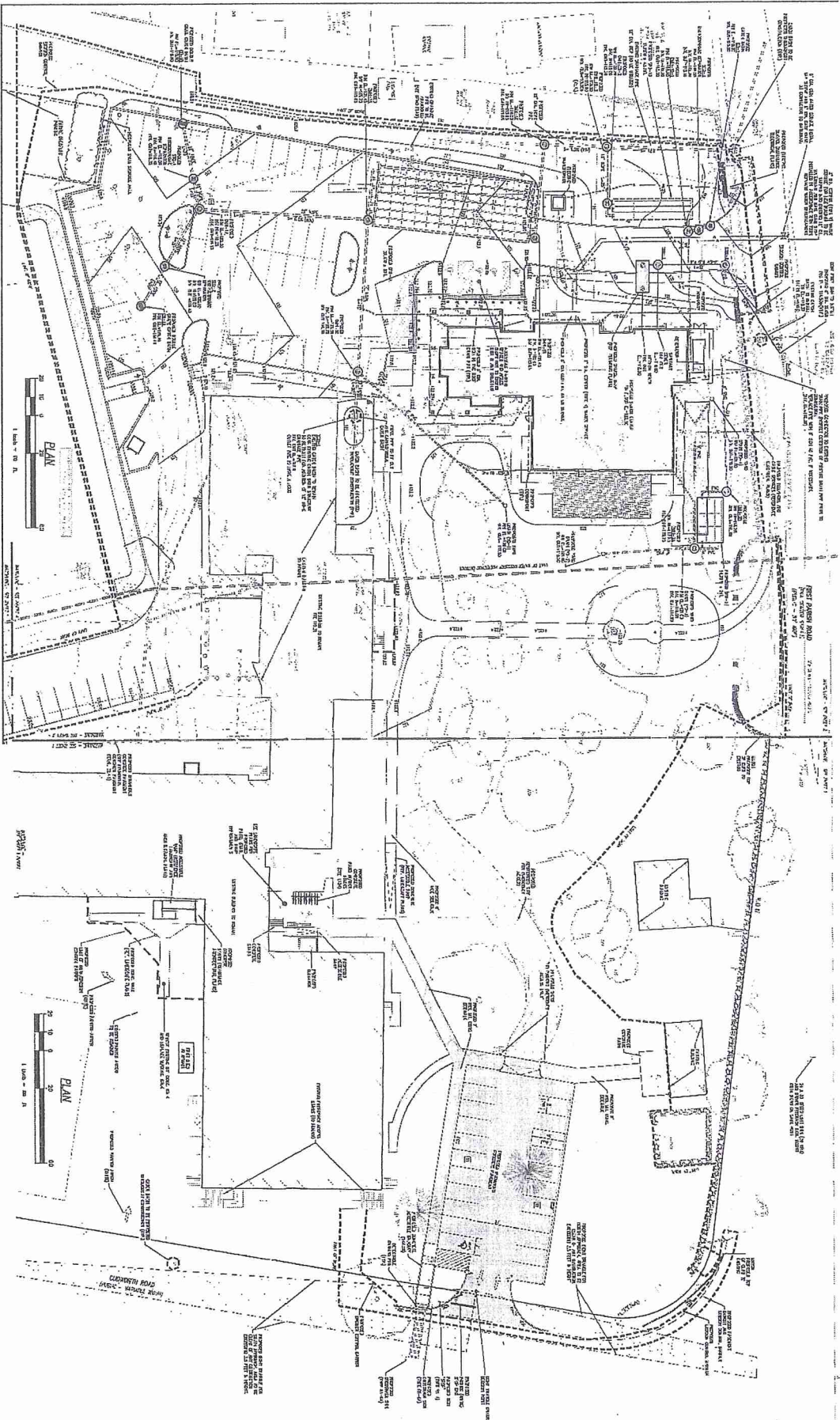


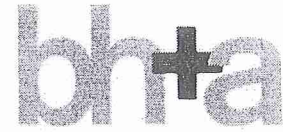
Ann Burbine, Chairman

AB/kj

cc: James Boudreau, Town Administrator
Brad Washburn, Director of Planning and Development
Steve Kirby, Vertex
Joel Bargmann, BH + A
Rachel Young, BH + A
Linda Hayes, Council on Aging
Maura Glancy, Recreation Director
Kevin Cafferty, DPW Director
Sean Anderson, Water Superintendent
William Branton, Sewer Division
Robert Vogel, Building Commissioner
Planning Board

Response to Civil Engineer Peer Review Comments





BARGMANN HENDRIE + ARCHETYPE, INC.

Architecture | Planning | Interior Design

9 Channel Center Street
Suite 300
Boston, MA 02210

617 350 0450
bha@bhplus.com
www.bhplus.com

memo

to: Karen Joseph
Town Planner
Town of Scituate

from: Joel Bargmann

date: September 11, 2019

job name and number: Scituate Senior and Recreation Centers #3379

subject: Large Site Plan Review Addendum

cc: Steve Kirby

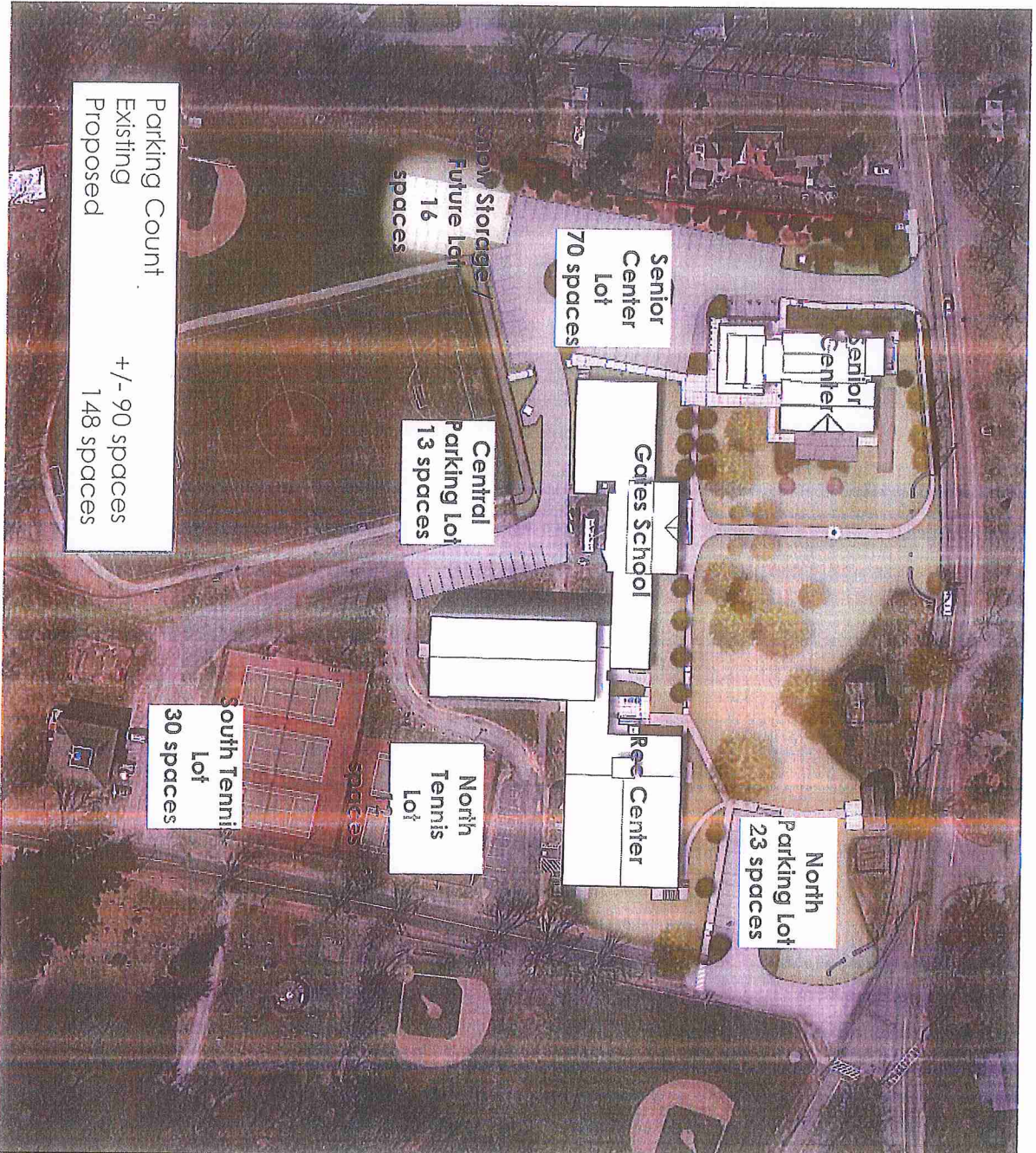
This memo includes supplementary information to the large site plan review application for the Senior and Recreation Centers located at 327 First Parish Road.

Parking Table

Parking Table		
	Existing	Proposed
Senior Center		
Main Parking Lot	--	70
Central Parking Lot	11	13
Recreation Center		
North Parking Lot	37	23
North Tennis Parking Lot	12	12
South Tennis Parking Lot	30	30
Total	90	148

Response to Traffic Peer Review Comments

Parking





OPERATIONS & MAINTENANCE MANUAL

**Scituate Senior Center
Scituate, MA**

Project #C19189.00

August 22, 2019

Prepared by:
Coastal Engineering Company, Inc.
260 Cranberry Highway
Orleans, MA 02653

Prepared for:
The Town of Scituate
600 Chief Justice Cushing Highway
Scituate, MA 02066

TABLE OF CONTENTS

1. Stormwater Management System Description
2. Owner & Responsible Party
3. Schedule of Inspection and Maintenance of System
4. Long Term Pollution Prevention Plan
5. Emergency Spill Cleanup Plan
6. APPENDICES

APPENDIX A – Drainage Area Plans

Stormwater Management System Description

The subject site is located at 327 First Parish Road, Scituate MA, the former home of the Lester Gates Intermediate School (Gates School). Currently, the gym and "A" wing of the school building are partially occupied by the Scituate Recreation Department. The subject site is located near the intersection of First Parish, Beaver Dam, Cudworth Road, and Central Park Drive. The project site is abutted to the south by the tennis courts and athletic field located on the property, to the west by residential properties, to the north by First Parish Road, and to the east by Cudworth Road.

The proposed site redevelopment includes demolition of the existing "C" wing of the Gates School building, the parking area located to the north of the "C" Wing, the paved front loop driveway, and relocation of a portion of the gravel walking path at the athletic field. In the area where the "C" wing building and adjacent parking area are removed, the new Scituate Senior Center facility will be constructed. This facility will include a new 8,150 S.F (footprint) building with an associated parking area with 70 spaces, accessible walkways and ramps. The existing topography in the area of the proposed Senior Center building and associated parking area ranges from elevation 115 feet at the property's western property corner at First Parish Road to an elevation of 122 feet at the southern end of the project site near the existing athletic field. In the area of the existing gymnasium, the proposed redevelopment project includes improvements at the front entrance to the Gymnasium and Gates School "A" wing. These improvements include a building addition for an elevator, new walkways and patios that meet ADA accessibility requirements, and a new parking area that will include 23 parking spaces. The existing topography in the area of the gymnasium and parking area improvements ranges from elevation 110 feet at the intersection of the proposed parking area with Cudworth Road, to an elevation of 122 feet at the proposed sidewalk located in front of the Gates School.

In addition to installation of new underground utilities (i.e., water, electric, gas, and sewer) the proposed redevelopment project includes new stormwater managements systems that will capture, treat, recharge, and attenuate stormwater runoff to reduce the peak flow and volume of runoff contributed off site during the 2, 10, and 100 year -24 hour design storm events.

Pre-Development on site storm water management

Currently, runoff generated on the project site flows toward six different areas (Study Points); these study points are identified on the plan enclosed within this report titled "D-1, Plan Showing Pre-Development Drainage Conditions". A majority of the runoff currently generated on the site from the paved parking areas and/ or building roofs appears to be captured in catch basins and conveyed via a pipe network to the existing drainage collection systems located in First Parish and Cudworth roads. Runoff is also contributed from the parking and landscape areas on the property to the catch basins in First Parish and Cudworth roads via existing surface drainage patterns. Due to the age of the existing development on the property and limited availability of drainage system record plans, it is unknown whether the developed portion of the property has any drainage systems other than the piped networks identified on the existing conditions plans. For the purposes of this study and design, it has

been assumed that runoff collected onsite at the existing catch basins is conveyed via the pipe network to the drainage system in First Parish and/or Cudworth Roads, as indicated on plans.

Post Development Stormwater Management Plan

The proposed post-development stormwater management plan consists of the installation of four separate stormwater management systems; three of the systems will provide collection and treatment of stormwater runoff from the impervious driveways, parking areas, and sidewalks of the proposed re-development, and the fourth system will provide management of stormwater runoff from a portion of the proposed building roof, patio, and landscape areas. The area of each contributing drainage sub watershed is delineated on plan "D-2". At all stormwater management system, overflow runoff that exceed the storage and infiltration capacity of the stormwater recharge will flow via piped connection to the existing storm drain system that is located in either First Parish Road or Cudworth Road.

Each of the four stormwater management systems will be comprised of the following Best Management Practices: deep sump catch basins, proprietary oil/grit separators, and subsurface stormwater recharge basins. The location and layout of each drainage system is shown on plan sheets C2.2.1 and C2.2.2. Periodic maintenance as described in the document will be necessary to ensure proper function of the drainage systems.

Owner and Responsible Party

The owner and responsible party for Stormwater Pollution Control at 327 First Parish Road, Scituate, MA:

Owner:

The Town of Scituate
600 Chief Justice Cushing Highway
Scituate, MA 02066
(781) 545-8700

Operator:

Town of Scituate –Department of Public Works
600 Chief Justice Cushing Highway
Scituate, MA 02066
(781) 545-8732

Schedule of Inspection and Maintenance of Stormwater Management Systems

1. The stormwater system requires regular attention in order to ensure the effectiveness of the system. It is recommended that the drainage system be inspected annually by a registered professional civil engineer in order to ensure that the system is properly maintained. Any deterioration threatening the structural integrity of the system shall be immediately repaired.
2. Paved driveway and parking areas shall be swept when necessary to remove debris and good housekeeping measures should be implemented throughout the site in order to keep the driveway and parking area clean of debris.
3. The hooded, deep-sump catch basins shall be inspected or cleaned at least four times per year and at the end of foliage (approximately November 30th) and snow removal (approximately March 31st) seasons. Sediments must also be removed four times per year or whenever the depth of deposits is greater than or equal to one half the depth of the sumps.
4. The Stormceptor separator units (manufactured by Rinker Materials) should be inspected and cleaned in accordance with Manufacturer recommendations. At a minimum they should be inspected as follows: post construction, prior to being put into service, and monthly for the first year to determine the oil and sediment accumulation rate. The separators should be cleaned out at least twice per year. In subsequent years, inspections can be based on first-year sediment and pollutant loading observations or local requirements. Cleaning is required once the sediment depth reaches 15% of the unit's storage capacity, or at a frequency of at least two times per year. Inspect the unit immediately after an oil, fuel or chemical spill. A licensed waste management company should remove oil and sediment and dispose responsibly. Operator shall refer to Stormceptor Owner's Manual for specific maintenance instructions.
5. The subsurface infiltration and drywell structures shall be inspected at least twice a year. Any debris that may clog the system must be removed.

Estimated annual operation and maintenance budget = \$3,000

Long Term Pollution Prevention Plan

Description of Pollutant Sources:

Source Control Best Management Practices

- Trash receptacles shall be covered. If leaks are found, the receptacle shall be replaced. Trash receptacle areas shall be kept clear of debris.
- Good housekeeping measures shall be implemented throughout the site in order to keep the driveways and parking lot areas clean of debris.
- Regularly sweep streets, driveways and parking areas to remove debris and any other potential stormwater pollutants.
- The use of winter de-icing sand and salt materials shall be minimized to the maximum extent practicable.
- Winter de-icing sand and salt materials shall be stored in garages.
- Snow stockpiling should occur along the north side of the proposed parking area at the gymnasium and at the south end of the proposed senior center parking area. Snow storage areas are shown on Plan D-2.
- Immediately clean up any spillage on paved areas and dispose of the wastes properly.
- Do not wash vehicles or equipment in a location where cleaning water, oil, fuel and grease can drain to the wetland resource areas.

Emergency Spill Cleanup Plan

1. The owner of the facility shall have a designated person with overall responsibility for spill response cleanup.
2. Key personnel shall be trained in the use of this plan and spill containment and cleanup methods. All employees should have basic knowledge of spill control procedures.
3. A summary of this plan shall be written and posted in a prominent location in the building. The summary shall identify the spill cleanup coordinators, location of cleanup kit and phone numbers of regulatory agencies and individuals to be contacted in the event of a spill.
4. Clean-up of spills shall begin immediately and the following procedures should be followed:

For small, non-hazardous spills, the following steps should be followed:

- Use a rag, damp cloth or absorbent materials for general clean-up of liquids
- Use brooms or shovels for the general clean-up of dry materials
- If water is used, it must be collected and properly disposed of. The wash water cannot be allowed to enter the storm drain.
- Dispose of any waste materials properly
- Clean or dispose of any equipment used to clean up the spill properly

Large non-hazardous spills

- Use absorbent materials for general clean-up of liquids:
 - Organic sorbents such as: peat moss, straw, hay, sawdust, ground corncobs
 - Inorganic sorbents such as: sand or clay-based cat litter
- Use brooms, shovels or street sweepers for the general clean-up of dry materials
- If water is used, it must be collected and properly disposed of. The wash water cannot be allowed to enter the storm drain.
- Dispose of any waste materials properly
- Clean or dispose of any equipment used to clean up the spill properly

In the event of a hazardous or very large spill, the following shall be notified immediately:

Scituate Fire Department(781) 545-8748
(For a gasoline or hazardous material spill).....911
Massachusetts Department of Environmental Protection
Emergency Response.....(800) 304-1133
Scituate Board of Health.....(781) 545-8725

APPENDIX A

Drainage Area Plans

1. Pre Development Drainage Area Plan
2. Post Development Drainage Area Plan

TOWN OF SCITUATE
Planning Board



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone: (781) 545-8730
Fax: (781) 545-8704

September 18, 2018

Ms. Kathleen A. Gardner
Town Clerk
Town of Scituate

CERTIFICATE OF ACTION

**Re: Scenic Road Act Application, Site Plan Review and Stormwater
327 First Parish Road – Senior Center
Applicant: Town of Scituate
Property Owner: Town of Scituate**

Dear Ms. Gardner:

Please be advised that at the September 12, 2019 Planning Board meeting, five of the members and the alternate member present, the following Motion was voted favorably with a unanimous vote of the members present Ms. Burbine, Mr. Pritchard, Mr. Bornstein, Mr. Limbacher and Ms. Lambert.

MOTION: move to close the Scenic Road, Site Plan Review and Stormwater Public hearings for the Senior Center.

Very truly yours,

Ann Burbine, Chairman

AB:kj

Cc: DPW, Mike Breen
Jim Boudreau, Town Administrator
Steve Kirby, Vertex
Linda Hayes, Council on Aging
Joel Bargmann and Rachel Young, BH + A

RECEIVED
2019 SEP 18 PM 2:28
TOWN OF SCITUATE
TOWN CLERK



TOWN OF SCITUATE
Planning Board

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone: (781) 545-8730
Fax: (781) 545-8704

September 20, 2019

Ms. Kathleen Gardner
Town Clerk
Town of Scituate

CERTIFICATE OF ACTION – AMENDED*
(Incorrect Motion Filed)

Re: Public Hearing under the Scenic Road Act for removal of 70 linear feet of stone wall on a scenic road by applicant Town of Scituate for Senior Center at 327 First Parish Road

Dear Ms. Gardner,

Please be advised that a Scenic Road Hearing (MGL Ch. 40 Section 15C) regarding an application by The Town of Scituate to remove 70 linear feet of stone wall in the right of way of the scenic road of First Parish Road was conducted by the Planning Board on August 8, 2019 and continued until September 12, 2019. The Board voted the following motion on September 12, 2019 favorably with a unanimous vote of the members present. Ms. Burbine, Mr. Limbacher, Mr. Pritchard, Ms. Lambert and Mr. Bornstein voted in favor of the Motion.

MOTION: move that the Planning Board vote to approve the removal of approximately 70 linear feet of stone wall in the right of way of First Parish Road for access to the new Scituate Senior Center in accordance with a plan by Bargmann Hendrie + Archetype, Inc. dated 5/20/19. No additional stone wall shall be disturbed unless approved by the Town Planner. The stones from the stone wall will be re-used to complete the wall in the current existing driveway that is being discontinued. The applicant will notify the Town Planner 48 hours before construction commences and when the access is fully completed. This approval is contingent upon all federal, state and local permits being obtained.

Very truly yours,

Ann Burbine, Chairman

AB:kj

encl:

cc: DPW, Mike Breen
Jim Boudreau, Town Administrator
Steve Kirby, Vertex
Linda Hayes, Council on Aging
Joel Bargmann and Rachel Young, BH + A

RECEIVED

2019 SEP 20 AM 8:48

TOWN OF SCITUATE
TOWN CLERK