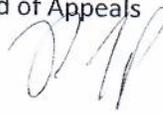


Memorandum

Date October 6, 2016

To: Joe Kelleher, Chairman Zoning Board of Appeals

Fr: Rod Procaccino P.E., Town Engineer



Re: Comprehensive Permit Application for Parcel off Ferry Street, Assessors, Map G12-29-02, Applicant Peter Armstrong dated September 9, 2016.

In reviewing the 40B Application for Comprehensive Permit Application, the DPW has the following comments:

Application: There is a Typo on page 3 of 6 Proposal -Item 3, specifies "435,600 Acres" which should be 10 Acres.

In approval letter from Mass Housing Director Tim Sullivan, included with the application, there is reference to 15.1 Acres and a separate agreement with the Town of Marshfield. **Does This Agreement Exist? Is the 10 acre parcel G12-29-02 being combined with the adjacent 5 Acre parcel H12-01-9B?**

When Town meeting approved the land swap with Peter Armstrong to make the Parcel H12-01-9A (6 acre at that time) buildable by providing frontage on Grove Street, they restricted the parcel to a single family house and the parcel was not to be combined with any adjacent parcel. The once 6 acre parcel was recently subdivided, and 1 acre was sold off for the single family house. The letter from Mass Housing gives the impression that the Town has since changed their position and allowing the applicant to combine the 5 and 10 acre parcels in order to gain approval for this project. **The DPW is unaware of any agreement with the applicant regarding the combined use of these parcels. The ZBA should verify that this agreement exists.**

The applicant has not provided information demonstrating that the project will not adversely impact the water supply from wastewater generated, provided a traffic study addressing safety concerns during gravel removal or site access, addressed impacts on roads and community during extensive gravel removal, and addressed lack of recreation space and other issues raised as outlined in the project eligibility letter no. 870 by Mass Housing.

Stormwater Report: Stormwater Report dated August 1, 2014, prepared by Grady Consulting, L.L.C. Ferry Street, Marshfield, MA for Peter Armstrong

The applicant has not demonstrated that the Standard 3 regarding recharge and its effects on nearby wetland. The project, because of the extensive gravel removal proposed is being constructed in a hollow and all of the runoff being generated on site is being directed into a retention basin constructed onsite and discharged into the ground. The report indicates that for the **existing condition** more than half of the runoff leaves the site and is directed north towards a wetland located on the adjacent 5 acre parcel. The Applicant should retain a professional to review whether the lack of runoff from the proposed developed site will adversely affect the wetland.

No boring information has been provided at the location of the proposed drainage basin.

Standard 4: Water Quality: The standard 4 for TSS removal is met however the site as proposed does not have a drainage collection system that includes catch basins for collecting pollutants prior to discharging into the retention basin. The installation of catch basins is recommended due to the close proximity to the groundwater reported at elevation 49 which is approximately 7 feet below the drainage retention basin. **The pollution prevention plan provided does not address all of the items listed in the Mass DEP stormwater checklist.**

Standard 8: Construction Period Pollution Prevention and Erosion, and Sedimentation Control Plan should be provided prior to issuance of building permit. The gravel removal from the site proposed is a significant impact and should be properly explained and vetted.

Site Plan: General comment: The proposed site can be constructed in a manner that does not require the removal of over 400,000 cy of gravel from the site. The Town is concerned that if the project is approved that gravel will be removed and the contractor leaves the project incomplete. Safeguards should be considered to avoid this possibility.

There is no gravel removal operation allowed in a residential zone. The General Bylaw for an earth removal permit, if applicable, would limit the amount of the gravel removal offsite to the extent that the structures displaced the material. (includes volume of foundations, volume of drainage basin, volume of road section etc.) It would not include the volume that the applicant desires to remove to fund the project.

- **Nitrates from Wastewater:** The proposed wastewater generated from the 40 units is 6690 gallons per day which produces nitrate level exceeding the allowable nitrate level for a subdivision located in the Water Resource Protection District of 5mg/l, and exceeds the state title V limit of 10mg/l. No nitrate calculations have been provided. The use of the 5 acre parcel to the north as credit land is in question because the restriction by Town meeting to one single family house which is already constructed.
- **Water Service:** The applicant proposes to construct a water main 1200 Lf which is dead-ended. This exceeds the DPW policy maximum length of 800LF and will require a waiver from the Board of Public Works.
- **Water Connection Fee:** The water connection fee for the 40 units will be based on the title V flow of 6690 gpm which is equivalent to 15.2 REU's. The water connection fee is currently \$1875 per REU which equates to \$28,500. The water conservation fee is \$1824.00 (15.2 x \$120) unless other mitigation is proposed.

Site Plan Detail:

1. The hydrant detail specifies 4.5 feet of cover and 5 feet of cover is required.
2. 5 Handicap parking spaces are provided as required for public accessible buildings for total number of spaces provided, however they are located in front of the 2 ADA compliant buildings and the office, and none are provided for remaining buildings. The intent is to provide HC spaces close to intended destination. A handicap space should be provided for visitor parking and compliant with 521CMR 23. Detail of the handicap ramps, parking spaces, signs should be provided and space assignments if any should be provided in summary.
3. A detailed erosion control plan should be provided.
4. Stepped Pavement Detail: there is a typo in detail - 3in MHD Type 1 binder course repeated.
5. A road profile should be provided, and there are no spot grades provided on proposed road within the right of way.
6. The Town may require a culvert to cross under road within right of way to prevent existing runoff from adjacent property from ponding or crossing over the access road.

End of Comments