

APPLICATION FOR
SITE PLAN SPECIAL PERMIT
FOR
GROTON SENIOR CENTER
163 WEST MAIN STREET

IN

GROTON,
MASSACHUSETTS

PREPARED BY: DUCHARME & DILLIS
CIVIL DESIGN GROUP, INC.
P.O. Box 428
Bolton, MA 01740

PREPARED FOR: THE TOWN OF GROTON
173 Main Street
Groton, MA 01450

FEBRUARY 12, 2018

CDG PROJECT # 5364

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1.0 Application for Special Permit (Major Site Plan Review)



**TOWN OF GROTON
PLANNING BOARD**
173 Main Street
Groton, Massachusetts 01450
Telephone (978) 448-1105
FAX: (978) 448-1113

**APPLICATION FOR A SPECIAL PERMIT
ZONING BY-LAW § 218-25C(2) MAJOR SITE PLAN REVIEW**

| | | | |
|-----------|---|-----------|--|
| Applicant | <u>Mark Haddad</u> | Landowner | <u>Town of Groton</u> |
| Address | <u>173 Main Street</u> <u>Groton, MA 01450</u> | Address | <u>163 West Main Street</u> <u>Groton, MA 01450</u> |
| Telephone | _____ | Telephone | _____ |
| E-mail | _____ | E-mail | _____ |

This application is accompanied by an application for:

- _____ § 218-13 Schedule of Use Regulations
- _____ § 218-18D Special Permits for Business or Manufacturing Use
- _____ § 218-23D Shared Driveways
- _____ § 218-25.3 Large-scale ground mounted solar photovoltaic facilities
- _____ § 218-27 Multifamily Use
- _____ § 218-30 Water Resource Protection Districts
- _____ § 218-30.2 Town Center Overlay District

Please list other required permits: _____
Notice of Intent (Conservation Commission)

Stormwater Management Permit (Earth Removal Stormwater Advisory Committee)

Proposed number of shared parking spaces 0

Proposed number of accessible parking spaces 8
(See Architectural Access Board 521 CMR)

The following information must be submitted with the application:

- x Three (3) copies of signed application form
- x Three (3) full-sized (24" x 36") copies of the plan
- x Eight (8) reduced (11" x 17") copies of the plan for distribution to Town departments and Board members. **PDF of plans should be submitted electronically or on CD.**
- x Supporting documentation required in § 218-25 G(1&2) and § 381-39. Plans shall be prepared, signed & stamped by a registered professional engineer & professional land surveyor at a minimum scale of 1"=40'.
 - x a) Boundary line information;
 - x b) Dimensions & locations of existing & proposed structures;
 - x c) General description of existing & proposed topography;
 - x d) Parking, loading, access & egress provisions;
 - x e) Storm drainage, including direction of flow & means of disposal;
 - x f) Provisions for and location of private/public sewer & water supply, including fire protection measures;
 - x g) Location of all existing & proposed utilities, signage, lighting, outdoor storage & trash disposal areas; size & capacity of utilities;
 - x h) Existing & proposed planting, landscaping & screening;
 - x i) Areas subject to protection under Wetlands Protection Act, MGL Chapter 131, Section 40;
 - x j) All easements, restrictions & covenants;
 - x k) Copies of variances or special permits, if applicable;
 - x l) Location & dimensions of any temporary structure, outdoor material storage & staging areas;

- _____ m) Locus plan at scale of 1"=200' showing all structures, streets, water bodies, floodplain elevations, landscape features, historic sites, and environmental features within 300' of the subject parcel(s);
- _____ n) Zoning district boundary lines & chart;
- _____ o) Existing & proposed topography at 2' contour intervals for the site and land within 200' of the property;
- _____ p) Stormwater calculations;
- _____ q) Traffic Impact Study prepared by professional traffic engineer;
- _____ r) Landscaping plan, prepared by registered landscape architect, that includes location, size, type, & number of proposed landscape features;
- _____ s) Location, size & type of parking, loading, storage, & service areas, hours of operation, delivery/export hours, lighting hours, public address systems, snow removal & snow storage areas;
- _____ t) Photometric lighting plan & hours of operation;
- _____ u) Development Impact Report (if required);
- _____ v) Existing conditions plan;
- _____ w) Floor, elevation (scale of 1/8"=1' or 1/4"=2') & façade plans for proposed & existing structures including external mechanical systems, screening and materials list;
- _____ x) Location, name, ownership (public vs. private), and width of all streets within 300' of the site;
- _____ y) Written statement of development consequences;
- _____ z) Physical or 3-dimensional model of project;
- _____ aa) Cut & fill analysis, including proposed final grades of any on-site sewage disposal system;
- _____ bb) Seven signature lines and statement that "This Site Plan Approval does not necessarily indicate compliance with Groton Zoning Bylaw."
- _____ Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-32.1 C
- _____ A list of abutters within 300 ft (verified by the Board of Assessors)

Waived

Filing fee in accordance with the Fee Schedule. *A Six Percent (6%) administrative fee will added to the filing fee (checks made out to the Town of Groton)*

Technical Review Fee in accordance with the Fee Schedule.

Property Ownership Category (check one):

Individual Ownership

x _____

Institutional/Non-profit

Corporate Ownership

Condominium Ownership

Other Ownership Type (specify) _____

Signature of applicant¹

Signature of landowner

Date

Date

Approved as to Completeness:

Land Use Director

Date

Received by the Town Clerk:

Town Clerk

Date

¹ *Where the owner is a corporation, institution, non-profit organization, or condominium association (whether residential or non-residential) the attached "Certificate of Authority" must be submitted indicating who has authority to sign this application on behalf of the owner.*

2.0 Form of Intent



TOWN OF GROTON
LAND USE DEPARTMENTS

FOR OFFICE USE ONLY

Date FOI received _____
Date FOI scanned _____
Application, plans & documents
available at : _____

FORM OF INTENT

The information provided on the form will enable Town Hall staff to assist you in the permitting process. Please fill out the form completely with as much information as possible about your proposed project. The form will be distributed to Town Departments for comments. The comments will be forwarded to you.

Applicant Mark Hadded Landowner Town of Groton
Address 173 Main Street Address _____
Groton, MA _____
Telephone 978-448-1111 Telephone _____
Cell phone _____ Cell phone _____
Fax number 9784481115 Fax number _____
E-mail mhaddad@townofgroton.org E-mail _____

Type of applicant:

- owner tenant
 contractor architect/engineer/attorney

Type of owner:

- Individual Corporation Condominium
 Institutional/Non-profit State/Municipal

PROJECT LOCATION:

Street address: 163 West Main Street
Assessors Map 106 Parcel 38 Building _____ Unit _____
Zoning District Residential/Agricultural WRPD _____ HDC _____

PROJECT INFORMATION:

Brief description of proposed project: Demolition of existing building and parking lot with proposed building and expanded parking lot

Subdivision name: Groton Senior Center Subdivision Lot Number _____

Use category (please check all that apply):

- single-family two-family multifamily comprehensive permit (40B) mixed-use agricultural
 TCOD business manufacturing/industrial educational/institutional municipal use sign

Gross square feet per floor 11,000 sq.ft. Number of floors 1

Number of dwelling units 1 Number of parking spaces 68

Does your site contain wetlands or 100-year floodplain? yes no do not know

Is your site served by: public water or private well public sewer or on-site sewage disposal system

Please print a complete explanation of your proposed project:

~~The property is approximately 5.02 acres and is located on the northern side of West Main Street. Wrangling Brook runs through a portion of the property to the west. A Bordering Vegetated Wetland surrounds Wrangling Brook. The site has an existing building (which is used as the current Senior Center) and associated parking area with undeveloped woodland closure towards the wetland.~~

~~The proposed project includes the re-development of the existing town Senior Center located at 163 West Main Street. The proposed site will consist of a Senior Center including on-site parking, a garden area, an on-site septic system and a stormwater drainage system. The lot will be designed to accommodate a 10,917 square foot Senior Center with on-site parking. The site currently has access to municipal water and gas which will be used to service the building. The on-site septic system had been design with current Title V and Town of Groton Regulations to accomodate the proposed facility. The site layout and drainage has been designed to comply with the requirements of the Stormwater Management Standards incorporated in the Massachusetts Wetlands Protection Act Regulations, 310 CMR 10.00.~~

Signature: _____

Date: _____

The list of permits which may be required and concerns expressed by the various departments as set forth above are intended as a guide to the applicant, and should not be construed as a comprehensive list of required permits, or of concerns which may arise during the permitting process. The various provisions of the Groton Code, the General Laws, and the Massachusetts Code of Regulations which are applicable to this project should be consulted for a complete list of permits and submission requirements.

3.0 Project Narrative

3.1. Project Introduction

The project includes the upgrade of the existing Groton Senior Center located at 163 West Main Street. The property is depicted on the Groton Assessor's Map 106, parcel 38 and is ~ 5.02 Acres within the "Public Use" zoning district.

The project includes the demolition of the existing structure and the construction of a new ~10,900 SF building to accommodate the Groton Senior Center Programming. The work will include a new parking lot configuration along with new drainage systems, a new septic system, and utility connections.

The site is accessed through an existing paved driveway. Wrangling Brook is located on the westerly part of the site and crosses underneath West Main Street near the front of the site. Wetland resource areas were field delineated by Ducharme & Dillis Civil Design Group, Inc. in August and September of 2016. Soil auger samples and vegetation were used to delineate wetlands.

The site is served by Municipal water (West Groton Water Department) and gas (National Grid). As mentioned above, the septic system will be improved pursuant to the requirements of Tile 5 and Groton Board of Health regulations.

3.2. Coordination with Other Permits

In addition to this Site Plan Special Permit application, the project will also require the following permits/reviews:

- 3.2.1. Order of Conditions (Groton Conservation Commission) – A Notice of Intent has been filed concurrently with this application.
- 3.2.2. Project Checklist Review (Natural Heritage & Endangered Species Program (NHESP) – the work is within Priority and Estimated Habitat of Endangered Species. As such, a project review is required pursuant to the requirements of the Massachusetts Endangered Species Act (MESA). As required by the regulations, a copy of the Notice of Intent has been sent to NHESP for review.
- 3.2.3. Stormwater Management Permit (Earth Removal/Stormwater Advisory Committee) – The project requires review by the Earth Removal/Stormwater Advisory Committee pursuant to the provisions of the Stormwater Bylaw. This filing has been made concurrently with this special permit application.

3.3. Zoning Compliance

The following is a summary of the applicable provisions of the Zoning Bylaw and a short statement documenting compliance.

Section 218-125 G(2). Major Site Plan Submission Requirements - Major site plan review. Major site plans are subject to all submittal requirements of minor site plan review projects and are also subject to the following requirements:

- a) *Plans shall be prepared by a registered professional engineer*

Plans have been prepared by Gregory S. Roy, P.E. MA Civil License #: 46070.

- b) *All plans shall be submitted on twenty-four-inch-by-thirty-six-inch sheets and shall have a minimum scale of one inch equals 40 feet. A locus plan shall be provided at a scale of one inch equals 200 feet and shall show all structures, streets, bodies of water, floodplain elevations, landscape features, historic sites, and environmental resources within the parcel and within 300 feet of the parcel. All applicable zoning or overlay districts shall be depicted on the locus plan. A zoning requirements chart shall be shown on the title sheet listing the minimum or maximum intensity requirements, parking requirements, and any applicable special permit requirements including proposed open space and impervious area. The chart shall specify how the proposed project complies with the requirements.*

The Title sheet (C-100) includes a locus map, and a zoning compliance table. Sheet C-202 includes a parking summary table.

- c) *Existing and proposed topography contour lines shall be delineated at two-foot intervals.*

Contours are depicted at 1-foot intervals.

- d) *Calculations of storm drainage to demonstrate and assure compliance with the requirements of all applicable federal, state and local regulations and guidelines, including, but not limited to, the Department of Environmental Protection Stormwater Management Policy, as it may be amended.*

A stormwater Report has been prepared to document compliance with federal, state and local requirements.

- e) *An assessment of traffic impacts and safety conditions shall be prepared by a traffic engineer. An applicant may request a determination by the Planning Board during a pre-submission review (Subsection F) of the necessity for a traffic study and the required scope of such a study.*

Given that the proposed project is a replacement/upgrade of the building with no

change of use, it is requested that the Planning Board make a determination that a formal traffic study is not required for the proposed project.

- f) *A landscaping plan shall be prepared by a registered landscape architect that shows the location of plantings around the perimeter of the building, any buffer landscaping between parcels, and landscaping of the parking area.*

No significant landscaping is proposed within the subject area. As such, a landscape plan has not been included in the construction package. See waiver request under Section 381-39 I.

- g) *Information on the location, size, and type of parking, loading, storage, and service areas, hours of operation, delivery/export hours, public address systems, snow removal and snow storage areas.*

Sheet C-202 depicts the proposed parking layout, with parking stall sizes and the loading area. We expect that the hours of operation of the facility will not significantly change from the current facility operation. Snow removal is depicted on sheet C-501.

- h) *A photometric lighting plan shall be submitted that indicates the illuminations throughout the site and onto abutting ways and properties. The plan shall indicate the lighting hours of operation, especially shutoff times.*

See Section 9.0 for a photometric lighting plan.

- i) *The Planning Board may, at its discretion, require the preparation and submission of a development impact report that may include, but not be limited to, analysis of the impacts of the proposed project on the environment (i.e., wetlands, water resources, open space), and infrastructure and services (i.e., roadways, wastewater, schools).*

Given that the proposed use is the same as existing, we request that the Board waive the requirement for a development impact report.

- j) *An existing conditions plan showing all land within 500 feet of the subject property depicting:*

- 1) *All dwellings and principal buildings.*

All buildings are depicted on Sheet C-101.

- 2) *The current land use of each abutting lot.*

Although not depicted on the plan, the abutting land-uses are residential, with the exception of 159 West Main Street which has a Conservation Restriction and is used as Open Space.

- 3) *Lot and right-of-way lines.*

The lot and right-of-way lines are depicted on Sheet C-101.

- 4) *Existing contours at two-foot intervals.*

Contours are depicted at 1-foot intervals.

- 5) *Principal natural features in general.*

Sheet C-101 depicts natural features such as wood lines, the wetlands, Wrangling Brook, etc.

- 6) *Zoning district boundaries, including Floodplain and Water Resource Protection Districts.*

The subject property is part of the Public Use District with all the abutting properties being Residential/Agricultural.

- 7) *Recorded easements abutting the subject property.*

There are no known easements abutting the subject property with the exception of a town owned right of way to the north.

- 8) *Public facilities such as parks, recreation areas, conservation land, bike paths, and streets.*

No public facilities are located near the site with the exception of 159 West mains street which has a Conservation Restriction and is used as Open Space.

- 9) *Private driveways and access roads.*

Private driveways and access roads are depicted on Sheet C-101.

- 10) *Parking areas.*

Existing parking areas are depicted on Sheet C-101.

- 11) *The location and size of existing water mains, fire hydrants, sanitary sewers and storm drains.*

Existing utilities are depicted on sheet C-101.

- k) *Floor plans and architectural elevations of all planned structures and any existing structures.*

See Section 8.0 for floor plans and architectural elevations.

- l) Analysis of the consequence of the proposed development, evaluating the following impacts at a level of detail appropriate to the scale of the development proposed*

See Section 3.5 below

- m) A physical or digital three-dimensional site model, unless waived by the Planning Board.*

We request that the Board waive this requirement.

3.4. Site Plan Compliance

Section 381-39. Level II and Level III Site Plan Content – In addition to the submission requirement indicated in Section 218-25G of the Zoning Bylaws, the site plan application shall contain the following:

- A. A USGS locus map at a scale of one inch equals 100 feet that shows all streets, bodies of water, landscape features, topography, historic sites, habitats for endangered species within the parcel and within 200 feet of the parcel and all buildings within the parcel and within 200 feet of the parcel.*

A locus map is shown on Sheet C-100.

- B. An existing condition plan that indicates all existing site features, including property lines, easements, buildings, parking lots, utilities (above and below ground), conservancy (wetlands), and topography.*

See Sheet C-101 for the Existing Conditions Plan.

- C. The location and name of all streets and an indication of whether the street is public or private; street widths for all streets within 300 feet of the site.*

See Sheet C-101 for information regarding existing streets.

- D. On-site and abutting lot and easement lines.*

Lot lines are shown on all the Site Plans. There are no known easements on-site and abutting the subject property.

- E. Zoning district(s) boundary lines of the locus and all land within 200 feet of the parcel, including overlay districts and other districts not specifically mentioned; other districts*

such as: Floodplain, Conservancy (Wetland), Water Resource Protection, and zoning district boundary lines.

The subject property is part of the Public Use District with all the abutting properties being Residential/Agricultural.

- F. *Seven signature lines for Planning Board approval along with a statement that "This Site Plan Approval does not necessarily indicate compliance with the Groton Zoning Bylaw."*

The signature lines and statement will be included prior to Planning Board endorsement.

- G. *Existing and proposed topography contour lines at two-foot intervals for the site and land within 200 feet of the property.*

Contours are depicted at 1-foot intervals.

- H. *Cut and fill analysis of the existing and proposed topography, including proposed final grades of any on-site sewage disposal system.*

See Section 6.0 for a Cut and Fill Analysis.

- I. *Information on the location, size, type, and number of existing and proposed landscape features. A landscaping plan shall be provided. Said plan may be required to be prepared, stamped, and signed by a landscape architect registered in the Commonwealth of Massachusetts;*

Existing landscaping features are depicted on Sheet C-101. A waiver is being requested for the landscaping plan since no significant landscaping is proposed in the subject area.

- J. *Information on location, size, and capacity of existing and proposed on-site and abutting utilities (water, sewer, drainage, electrical cable, etc.).*

Existing utilities are depicted on Sheet C-101.

- K. *A zoning chart with the minimum area requirements per the Groton Zoning Bylaws, including the number of required and proposed parking spaces, and existing and proposed open space and impervious area.*

A zoning chart is depicted on Sheet C-100. Sheet C-202 includes a parking summary table.

- L. *Elevation and facade treatment plans of all proposed buildings, including all external mechanical systems and screening to be provided; a listing of materials to be used.*

See Section 8.0 for elevation and façade treatment plans.

- M. Information on the location, size, and type of parking, loading, storage, and service areas, hours of operation, delivery/export hours, lighting hours, public address systems, snow removal and snow storage areas.*

Sheet C-202 depicts the proposed parking layout, with parking stall sizes and the loading area. We expect that the hours of operation of the facility will not significantly change from the current facility operation. Snow removal is depicted on sheet C-501.

- N. The site plan(s) shall be at a scale of one inch equals 40 feet, except for building elevation plans, which shall be at a scale of one-eighth inch equals one foot or one-fourth inch equals two feet. A licensed architect shall stamp the building drawings;*

All site plans are at a scale of one-inch equals 20 feet with the exception of Sheet C-101, the Existing Conditions Plan, which is as one-inch equals 30 feet. See Section 8.0 for building elevation plans.

- O. The Planning Board may require an assessment of traffic impact and safety conditions performed by a professional traffic engineer. All plans shall indicate the sight distances at proposed and existing driveway intersections within 200 feet of the site.*

Given that the proposed project is a replacement/upgrade of the building with no change of use, it is requested that the Planning Board make a determination that a formal traffic study is not required for the proposed project.

- P. Site plan(s) must be prepared, signed, and stamped by a professional engineer and a professional land surveyor registered in the Commonwealth of Massachusetts. The building elevation and facade drawings shall be prepared, signed, and stamped by a registered architect. Retaining walls shall be designed by a professional structural engineer registered in the Commonwealth of Massachusetts.*

The site plans were prepared, signed and stamped by a professional engineer registered in the Commonwealth of Massachusetts. See Section 8.0 for the building elevation and façade drawings.

Section 381-40. Level II Requirements

- A. Site landscaping.*

- 1) Every effort shall be made to retain and protect existing (six-inch trunk diameter or greater measured four feet above grade) trees, shrubs, and other landscape features on a site. Trees 12 inches' caliper or larger shall not be removed unless it can be demonstrated that*

such removal is necessary for the location of structures, roads, driveways, and utilities, and it can be further demonstrated that there were no alternatives to said removal.

The proposed site was layout to minimize the disturbance to existing vegetation to the maximum extent practical.

- 2) *Proposed landscaping plantings (trees, shrubs, etc.) shall not consist of plantings that are identified as an invasive species by the Planning Board.*

A waiver is being requested for the landscaping plan since no significant landscaping is proposed in the subject area.

- 3) *A minimum four-foot-wide landscaping strip shall be provided along the foundation walls to soften their appearance for all nonresidential building(s). The landscape strip may be staggered in order to vary the landscape design for a site. The minimum four-foot wide landscape strip shall provide screening to the portion of the foundation above grade.*

A waiver is being requested for the landscaping plan since no significant landscaping is proposed in the subject area.

- 4) *It is the purpose of these rules and regulations to preserve and/or maintain open space for new sites. Therefore, any lot or group of contiguous lots totaling less than three acres shall provide twenty-five-percent open space. A natural undisturbed open space is encouraged wherever possible. Any lot or group of contiguous lots totaling more than three acres shall provide thirty-five-percent open space. Open space shall be considered any area not occupied by buildings, paving, drives, roadways, sidewalks, etc. All open space areas on a site shall be adequately landscaped with trees, shrubs, flowers, grass, and/or mulch. Wherever feasible, open space shall be contiguous with other open space of abutting land. No more than 80% of the required open space shall be conservancy land (wetland).*

The proposed project is on town land. Approximately 1.4 acres (28%) of the site is expected to be disturbed for construction activities.

- 5) *Parking lots containing 10 or more parking spaces shall have at least one tree per eight (or fractions of eight) parking spaces. Such trees are to be located within the paved parking area. Such trees shall have at least a four-inch trunk diameter, measured twelve to eighteen inches above grade, with a minimum of 60 square feet of seeded or landscaped permeable surface area per tree. When parking areas contain 25 or more spaces, at least 5% of the parking area shall be maintained with landscaping (within the interior of the parking area), including trees as above, in plots of at least six feet in width. Trees and landscaped plots shall be so designed and located as to provide visual relief and sun and wind screening within the parking area, and to ensure safe patterns of internal circulation. Planting areas are required along parking area perimeters to prevent off-site glare onto the public or private way(s). Parking lot plantings shall not block motorists' line of sight upon entering and exiting a site. Any landscaped area described above can be used to meet the open space requirement of this section for new sites.*

In order to accommodate the necessary amount of parking spaces, a waiver is being requested from the regulation.

B. Site lighting. Accessways, parking areas, and pedestrian walkways shall have adequate lighting for security and safety reasons during normal business hours. Lighting shall be arranged and shielded so as to prevent glare onto abutting properties, public ways, and the sky. All lighting shall comply with the International Dark-Sky Association (IDA) Fixture Seal of Approval program certification standards.

- 1) A photometric lighting plan shall be submitted that indicates the illuminations throughout the site and abutting ways/properties.*
- 2) Access road/parking shall be 0.5 footcandle minimum (maintained) and 30.0 footcandles maximum, with maximum twenty-foot pole and base height.*
- 3) Walkway lighting shall be 1.0 footcandle minimum (maintained) and a 30.0 footcandle maximum, with a maximum twenty-foot pole and base height. Ballast-style lighting posts are encouraged.*
- 4) The plan shall indicate the lights hours of operation especially shut off times.*

See Section 9.0 for the photometric lighting plan.

C. Stormwater management.

- 1) The stormwater management design shall mitigate the peak rate and volume runoff from the one-hundred-year storm event (design storm of seven inches of precipitation in 24 hours, i.e., a Type III rainfall as defined by the Natural Resources Conservation Service), across the boundaries of the site to preexisting levels. Provisions could be made to tie into public storm drains with the approval of the appropriate authority and the Planning Board after all parties have determined that all reasonable provisions have been made to minimize any changes to runoff from the site.*

The pre and post-development peak discharge rates were analyzed for the 2 yr, 10 yr, 25 yr and 100 yr – 24 hr storm events. All post-development rates were less than the pre-development rates. Refer to the Stormwater Report for more details.

- 2) Compliance with all applicable federal, state and local regulations (including § 381-11, Stormwater management, of this chapter) and guidelines, including, but not limited to, the Department of Environmental Protection Stormwater Management Policy, as it may be amended, shall be demonstrated.*

The proposed stormwater management system is in compliance with all federal and state regulations and guidelines. Refer to the Earth Removal Stormwater Advisory Committee application for requested waivers to local regulations.

- 3) *The Board encourages the use of low-impact development stormwater techniques, if feasible.*

The use of low-impact development stormwater techniques were considered for the proposed project. Subsurface infiltration was determined to be the best option to based on the proposed layout and to limit the disturbance to existing vegetation.

D. Parking lot layout.

- 1) *Parking lots shall be designed to include median strips and landscape islands to improve internal circulation. Additionally, landscaped or naturally vegetated islands should interrupt rows of parking. Parking spaces shall be located be a minimum of 20 feet from the edge of the rights-of-way.*

In order to accommodate the necessary amount of parking spaces, a waiver is being requested from the regulation. The proposed parking lot layout was designed similar to the existing parking layout. Refer to Sheet C-202 for the parking lot layout.

- 2) *Parking lots and access drives shall be designed to prevent motorists from stacking onto the public way. Parking areas shall be interconnected with abutting lots wherever feasible. Driveway entrances, exits, and typical lane widths shall be a minimum of 24 feet in width.*

All proposed lane widths within the parking area are 24 feet. Given that the proposed project is a replacement/upgrade of the building with no change of use, the width of the access drive shall remain the same.

- 3) *Parking spaces shall be minimum dimensions as set forth in the Table of Section 381-40 D.(3).*

All parking spaces are either 10 feet wide by 20 feet long or 10 feet wide by 18 feet long. Refer to Sheet C-202 for the proposed parking table and layout.

- 4) *Parking lots are encouraged to be placed at the side and rear of buildings. Handicap parking areas shall be placed in the most viable location according to the Americans with Disabilities Act and Massachusetts Architectural Access Board.*

The proposed parking lot was designed in a similar manner to the existing building. All handicap parking spaces are designed according to the

Americans with Disabilities Act and Massachusetts Architectural Access Board and are located close to the building.

- 5) *Curbing shall be vertical granite at the access drive radii.*

All curbing is vertical granite. Refer to Sheet C-202 and C-203 for curbing type and details.

- 6) *All access drives parking areas and sidewalks shall be graded, paved (concrete or bituminous concrete), and drained in accordance with standards enumerated above.*

The parking area shall be bituminous concrete and all sidewalks concrete. The grading is designed to drain towards the proposed catch basins. Refer to Sheet C-401 for proposed grading.

- 7) *Curbing shall be placed at the edges of all surfaced areas. Curbing shall be vertical granite curb unless waived by the Planning Board for low-impact development (LID) drainage systems.*

Vertical granite curbing is provided at all locations on the subject property.

- 8) *Massachusetts Highway Department (MHD) wooden guardrails or an approved equal are required where parking lots and driveways do not provide a minimum five foot wide shoulder area.*

Refer to Sheet C-202 for the guardrail location.

- 9) *Pavement standards.*

- a) *The parking lot shall be prepared in accordance with the requirements of § 381-22G, Gravel base.*

The parking lot shall be prepared in according with the requirements of the section mentioned above.

- b) *The parking lot shall have a crown of 3/8 inch per foot and shall be paved with SSH&B Section 460-Class I bituminous concrete (asphalt) pavement. The paving shall consist of a binder course of 2 1/2 inches compacted measure. The top course shall have 1 1/2 inches compacted measure.*

A waiver is being requested regarding the crown of the proposed parking lot. The lot was graded to allow for enough fill over proposed septic system and to generate flow to the proposed catch basins without the need for excess amounts of fill. Refer to Sheet C-401 for the

proposed grading of the parking lot. The paving shall be in accordance with local regulations.

10) *Sidewalks. All sidewalks shall be poured, Portland cement concrete sidewalk. Sidewalk construction shall comply with the following:*

- a) *Cement concrete shall meet the requirements specified as M4.02.00 (Air Entrained 4000 psi, 3/4 inch, 610) in the Massachusetts Standard Specifications for Highways and Bridges.*

The cement concrete shall meet all local regulations and requirements.

- b) *In constructing all concrete sidewalks, the material shall be removed for the full width of the sidewalk to a subgrade of at least 12 inches below the approved finished grade. The foundation shall consist of at least eight inches of good binding gravel or crushed stone, thoroughly rolled and compacted to the satisfaction of the Board or its designated agent and shall be brought to grade four inches below the approved finished grade.*

The concrete sidewalks shall be constructed in accordance with all local regulations and requirements. Refer to Sheet C-203 for the sidewalk detail.

- c) *The concrete sidewalk shall be four inches in depth and shall have welded steel wire fabric conforming to AASHTO M55 located at mid-depth.*

The concrete sidewalk shall be constructed in accordance with all local regulations and requirements.

- i) *Ramps for the handicapped shall be provided at all intersections, driveways and at the end of all dead-end streets. They shall conform to the Architectural Access Board current regulations (521 CMR), and the Americans with Disabilities Act (ANSI A117.1) current regulations.*

Handicapped ramps are provided at all necessary locations. Refer to Sheet C-202 for the ramp locations and C-203 for the ramp detail.

E. Service facilities.

- 1) *Service facilities, such as dumpsters, utility areas, stock/miscellaneous storage, and other facilities not specifically identified shall be screened around their perimeters. Screening shall consist of fencing with gates and/or natural vegetation acceptable to the Planning Board. Screening shall be an effective height, width and quality to screen from public view said service facility.*

Screening is provided for the proposed dumpster pad. Refer to sheet C-202 for the location and C-203 for the fencing and pad detail.

- 2) *Roof top utility structures shall be screened with a facade to block views from abutters and public ways.*

See Section 8.0 for roof top utility structures and screening.

- 3) *Snow stockpiling areas shall be indicated on the Plan and placed in areas that will not block sight lines, drainage structures, parking spaces or site access.*

Refer to Sheet C-501 for snow storage locations.

- 4) *Temporary sanitation facilities (portable restrooms) shall be screened during construction activities.*

Screening shall be provided for temporary sanitation facilities.

- F. *Utility connections. All utility connections shall be constructed in accordance with the requirements of the Town departments and other utility companies.*

Refer to sheet C-301 for utility locations and connections. Further details shall be provided in plans prepared by the Electrical and Mechanical Engineers.

- G. *Retaining walls. Retaining walls shall not exceed a height of four feet unless the Planning Board votes to waive this provision.*

There are no proposed retaining walls on the subject property.

- H. *Harmonious development. The Board recommends that the applicant submit architectural elevations and plans to the Board of Selectmen for review pursuant to §218-24B, Promotion of harmonious development, concurrently with the application for site plan review.*

See Section 8.0 for architectural elevations and plans.

- I. *Signs. The location and dimensions of all signs shall be shown on the site plan. Signs are subject to approval by Sign Committee or Historic Districts Commission pursuant to Chapter 196, Signs.*

There are no proposed signs on the subject property.

3.5. Statement of Development Consequences

Section 218-25(G)(2)(I) - Analysis of the consequence of the proposed development, evaluating the following impacts at a level of detail appropriate to the scale of the development proposed:

- 1) *Natural environment: groundwater and surface water quality, groundwater level, stream flow, erosion and siltation, vegetation removal (especially unusual species and mature trees) and wildlife habitats.*

The proposed site has been designed to improve existing stormwater management. Peak discharge rates off site are reduced to help prevent scour and erosion and stormwater is sent to infiltration chambers to promote infiltration and groundwater recharge. The site has been laid out to limit the amount of vegetation removal and erosion control barriers will be installed to prevent sediment and debris from entering the wetland and stream. The proposed limit of work is generally within the existing limit of disturbance.

- 2) *Public services: need for water or sewer system improvements, need for additional public recreational facilities.*

The proposed project will increase the size of the existing Senior Center and the new building and parking area are designed to better suit the needs of the town.

- 3) *Economics: municipal costs and revenues, local business activity and local jobs.*

The proposed project will upgrade the existing building and utilities which will be more efficient than the existing conditions. It is expected that the proposed project will have no impact on town revenues and municipal costs.

- 4) *Visual environment: visibility of buildings and parking and visual consistency with existing development in the area.*

The proposed building and parking area are far off from the existing road and vegetation provides a buffer between abutting properties. The proposed design is similar to the existing layout.

3.6. Special Permit Criteria

Section 218-32.1.C Special Permit Criteria – Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects on either the Town or the neighborhood, in view of the particular characteristic of the site and of the proposal in relation to that site. The special permit granting authority shall consider each of the following criteria in addition to any specific criteria set forth in the chapter

in making its decision. The special permit granting authority shall prepare a written finding on each criterion set forth below and for any specific criteria within the chapter:

1) *Social, economic or community needs which are served by the proposal.*

The proposed project is designed to better suit the needs of the town. The increased size on the building will provide more space for any town run events and the parking will allow greater access to the building.

2) *Traffic flow and safety.*

Given that the proposed use is the same as existing, it is expected that there will be minimal changes in traffic flow to the proposed site. Lighting will be provided as shown in the parking area for safety.

3) *Adequacy of utilities and other public services.*

Gas, water and electric utilities already extend down the existing access driveway towards the site. The service connections to the proposed building will be upgraded from these existing services.

4) *Neighborhood character.*

The proposed design and layout is similar to that of the existing site. The additional space will allow to the town to accommodate more events for the community.

5) *Impacts on the environment.*

The proposed site is designed to improve stormwater management and septic discharge. A new septic system will be installed to accommodate the larger building. Stormwater will be routed to infiltration chambers to reduce peak discharge rates to the wetland and promote infiltration and groundwater recharge.

6) *Potential fiscal impact on the Town.*

The proposed project will upgrade the existing building and utilities which will be more efficient than existing conditions. It is expected that the proposed project will have no impact on town revenues and municipal costs.

4.0 Record Deed

MASSACHUSETTS QUITCLAIM DEED

North Middlesex Savings Bank, a Massachusetts corporation with a usual place of business at 7 Main Street, Ayer, MA 01432

for consideration paid, and in full consideration of \$160,000.00

grants to the Inhabitants of the Town of Groton, c/o Town Hall, 175 Main Street, Groton, Massachusetts 01450

with quitclaim covenants

two certain parcels of land located off West Groton Road, in Groton, Middlesex County, Massachusetts viz:

Parcel I

The land bounded and described as follows:

Beginning at a point located South 77° 14' 00" West 52.87 feet from the center line of location; thence running

North 38° 37' 59" East 766.308 feet to a point; thence turning and running

South 51° 22' 22" East 66.0 feet to a point; thence turning and running

South 38° 37' 59" West 605.695 feet to a point; thence turning and running

South 69° 27' 28" East 88.596 feet to a point; thence turning and running

South 77° 14' 00" West 240.74 feet to the point of beginning, be all of said measurements more or less, however otherwise bounded and described, said parcel containing an area of 1.13 acres, more or less, as shown as Parcel B upon plan marked: "Plan of Land in Groton, Mass. Boston & Maine Corp. To Groton V.F.W. Surveyed by: Gabor Szava - Kovats Scale: 1" = 100' Date: Jan. 24, 1984," recorded with Middlesex South District Deeds as plan no. 835 of 1987 at Book 18248, Page 125.

This conveyance is made subject to the conditions and covenants contained in a deed from the Boston and Maine Corporation to the grantor, recorded with said deeds at Book 15825, Page 001.

Parcel II

Lot A shown on a "Plan of Land in Groton, Mass. Boston & Maine Corp. To Groton V.F.W." Surveyed by: Gabor Szava-Kovats, Scale: 1" = 100', Date: Jan. 24, 1984 recorded with Middlesex South District Deeds at Book 18248, Page 125 to which plan reference may be made for a more particular description.

Containing according to said plan 5.02291 acres (net).

Said Lot A is further bounded and described as follows:

Southeasterly: by Parcel B, One Hundred Sixty and 0/10 (160.0) feet according to said plan;

Easterly: by land of A. L. Bissell, One Hundred Eight and 0/10 (108.0) feet, according to said plan;

Northerly: by land of A. L. Bissell in two courses totalling Six Hundred Fifty-two and 50/100 (652.50) feet; according to said plan;

Northwesterly: by remaining land of the Sawyer & Hallet, Six Hundred Twelve and 946/1000 (612.946) feet, according to said plan;

49 125.00

MSD 07/17/96 09:53:24

Property Address: 163 West Main St., Groton, MA 01450

Southwesterly: by land formerly of Roland and Mary T. Sawyer, Five Hundred Fifty and 00/100 (550.00) feet according to said plan;

Southeasterly: by land of Squannacook Sportsmen Club, Inc., Five Hundred Thirty-seven and 0/10 (537.0) feet, according to said plan;

Southwesterly: by said Club land, Four Hundred Ninety-three and 0/10 (493.0) feet.

The premises are subject to rights of way reserved to David L. Sawyer, et al set forth in a deed of David L. Sawyer, et al to the grantor recorded with said deeds at Book 18248, Page 125.

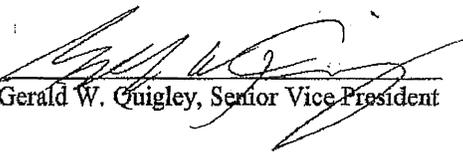
Said Lot A is to be combined with Parcel B to become one parcel of land according to said plan.

Being the same premises conveyed to North Middlesex Savings Bank by deed of the Groton-Devens Memorial Post 6877, V.F.W., Inc. dated March 29, 1996 and recorded with said deeds at Book 26213, Page 571. Said Premises are not all, or substantially all of the assets of the grantor.

In Witness Whereof, the said North Middlesex Savings Bank, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Gerald W. Quigley, its Senior Vice President, hereto duly authorized, this 15th day of July, 1996.

For authority see Vote recorded with said Deeds at Book ~~22577~~, Page ~~92~~

North Middlesex Savings Bank

By: 
Gerald W. Quigley, Senior Vice President

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 15, 1996

Then personally appeared the above stated Gerald W. Quigley, Senior Vice President as aforesaid and acknowledged the foregoing instrument to be the free act and deed of North Middlesex Savings Bank, before me.


Ernest B. Sheldon-Notary Public
My commission expires: 4/25/97

5.0 Certified Abutters List



TOWN OF GROTON
Office of the Board of Assessors
173 Main Street
Groton, MA 01450
(978) 448-1127
FAX: (978) 448-1115
www.townofgroton.org

Date: 2/8/2018

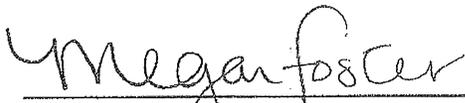
Map: 106 Parcel: 38 Lot: 0

Address: 163 WEST MAIN STREET

CERTIFICATION OF ABUTTERS

Abutters are within 300 feet of any requested parcel's lot lines. We hereby certify that the enclosed list includes the name and addresses of all parties taken from the Board of Assessor's Real Estate property files per the deeds received as of 2/7/2018. It is with interest under MGL Chapter 40A, Section 11 as amended to the best of our knowledge and belief.

This abutter's list will not satisfy legal requirements for notice, if ninety days have elapsed from the date of request.



Jonathan W. Greeno – Principal Assessor
Megan Foster – Assistant Assessor

105-14-0
MCNEIL, CHRISTOPHER A.
MCNEIL, KIM A.
239 HILL ROAD
GROTON, MA 01450

105-2-0
TOWN OF GROTON, CONSERVATION COM
BALCOLM ESTATES CONSERVATION ARI
173 MAIN ST
GROTON, MA 01450

105-3-0
UNKNOWN
173 MAIN STREET
GROTON, MA 01450

105-4-0
MURRAY, THOMAS C.
LISK, JULIE A.
63 SPENCER CIR
GROTON, MA 01450

105-5-0
MCDONALD, TIEN
MCDONALD, KELLEY
61 SPENCER CIRCLE
GROTON, MA 01450

106-30-0
AMISON, ANNE M.
119 WEST MAIN STREET, RFD #3
GROTON, MA 01450

106-31-0
SQUANNACOOK REALTY TRUST
C/O MARTHA AND DAVID HARVEY
1104A MAMMOTH RD
PELHAM, NH 03076-2194

106-32-0
SQUANNACOOK REALTY TRUST
C/O MARTHA AND DAVID HARVEY
1104 A MAMMOTH RD
PELHAM, NH 03076-2194

106-33-0
GEMS, INC.
99 PLEASANT ST
GROTON, MA 01450

106-37-0
TOWN OF GROTON
173 MAIN ST
GROTON, MA 01450

106-38-0
TOWN OF GROTON, SENIOR CENTER
173 MAIN ST
GROTON, MA 01450

106-39-0
WEST MAIN STREET 165 REALTY TRUST
HENRY J./KAREN J. MONTANARI - TRUST
165 WEST MAIN ST
GROTON, MA 01450

106-40-0
CASTRACANE, JOHN
181 WEST MAIN ST
GROTON, MA 01450

106-41-0
FUCCILLO, RICHARD R.
FUCCILLO, GLORIA A.
114 LOST LAKE DRIVE
GROTON, MA 01450

106-42-0
HANSEN, KENNETH J.
TETRAULT, MICHELE
191 WEST MAIN STREET
GROTON, MA 01450

106-43-0
OLDHAM, MARTHA
199 WEST MAIN ST
GROTON, MA 01450

6.0 Cut/Fill Plan

7.0 Bus-40 Turning Exhibit

5

8.0 Architectural Plans

9.0 Photometric Plan

